

Staff Summary Report

City Council Meeting Date: 02/13/03

Agenda Item Number: 16

q-j

SUBJECT: This is the second public hearing for The Vale, a mixed use development, for a zoning change, an amended Final Plat, and a Preliminary and Final PAD with variances, located at 1149 West University Drive.

DOCUMENT NAME: 20030206dsrh06

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold the second public hearing for **THE VALE** (Beck Development, LLC, property owner) **ORDINANCE 808.2002.07 #ZON-2002.07** for a zoning change from R-3, Multi-Family Residential Limited and C-1, Neighborhood Commercial to MG, Multi-Use General District on 1.80 gross acres. **#SBD-2002.93** an amended Final Plat to combine 9 lots into one lot on 1.55 net acres. **#SPD-2002.92** for a Preliminary and Final PAD for 46 residential and 4 commercial condominiums totaling 61,750 s.f. (57,000 s.f. for residential, 4,100 s.f. for commercial, and 650 s.f. for a club house), 17,850 s.f. for a below grade parking garage, and a 5,825 s.f on-grade parking garage, all on 1.55 net acres, located at 1149 West University Drive. **(Please see list of variances on Attachment #2.)**

PREPARED BY: Hector Tapia, Senior Planner (480-350-8586)

REVIEWED BY: Steve Venker, Planning & Zoning Manager (480-350-8920)

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Planning Staff – Approval
Planning Commission, Approval, 1/14/2003
Design Review Board – Approval, 12/18/2002

ADDITIONAL INFO: The narrow and long shape of the subject site creates design challenges. This proposal takes advantage of in-fill development policies, recommendations from the Comprehensive Transportation Plan, expressed support from the surrounding neighborhoods, and General Plan 2020.

- ATTACHMENTS:**
1. List of Attachments
 - 2-3 History & Facts / Description
 - 3-6 Comments
 - 6-7 Conditions of Approval
-
- A. Location Map
 - B. Letter of Authorization
 - C. Letter of Explanation/Intent
 - D. Preliminary Planned Area Development (PAD)
 - E. Amended Final Subdivision Plat
 - F. Landscape Plan
 - G. Building "a" Floor Plan & Elevations
 - H. Building "b" Floor Plan & Elevations
 - I. Building "c" Floor Plan & Elevations
 - J. Building "d" Floor Plan & Elevations
 - K. Building "e" Floor Plan & Elevations
 - L. Building "f" Floor Plan & Elevations
 - M. Building "g" Floor Plan & Elevations
 - N. Building "h" Floor Plan & Elevations
 - O. Building "j" Floor Plan & Elevations
 - P. Building "k" Floor Plan & Elevations
 - Q. Unit Plans
 - R. Ordinance No. 808.2000.07
 - S. Aerial Photo
 - T. Letters of Support
 - U. Letters of Opposition
 - V. Traffic Impact Analysis (Kimley-Horn and Associates)
 - W. E-Mail from Traffic Engineering addressing conditions added by Commission

HISTORY & FACTS:

- April 20, 1972. Western Village Unit 19 Subdivision was recorded in Maricopa County Records Office. This proposal includes lots 1 through 9 of this subdivision.
- December 10, 2002. Planning Commission approved a zoning change from R-3/C-1 to MG a Preliminary PAD with variances for the VALE, a mixed use development consisting of residential and commercial condominiums and office space.
- December 18, 2002. The Design Review Board approved the site plan, the overall design concept, building elevations, and landscape plan with conditions.
- January 14, 2003. Planning Commission approved the Final PAD for the Vale.
- February 6, 2003. City Council held the first public hearing.

DESCRIPTION:

Owner – Beck Development, LLC, Nicole Roberts
Applicant – Jeff Densic
Architect – Will Bruder Architects, LTD
Engineer – Hansen Thorp Pellinen Olson Inc.
Attorney – Gammage & Burnham, Steven Anderson
Existing zoning – R-3 and C-1
Proposed zoning - MG
Total site area – 1.79 gross acres
Number of lots proposed - 1
Number of units proposed – 46 Condominiums
Proposed Density – 25.5 dw/ac
Total building Area – 67,575 s.f.
 Residential Condominiums – 57,000 s.f.
 Club House – 650 s.f.
 Commercial Condominiums – 4,100 s.f.
Lot coverage – 33.0%
Floor Area Ratio (FAR) – 1.0
Parking required –
 5 – Studio @ 1/unit = 5 spaces
 18 - 1 BR @ 1.5/unit = 27 spaces
 19 - 2 BR @ 2.0/unit = 38 spaces
 4 - 3 BR @ 2.5/unit = 10 spaces
 guest 46 units @ .2/unit = 9 spaces
 Commercial – 4,100 s..f. @ 1/250 = 16 spaces
Total = 105 spaces
Total Parking provided – 93 spaces (variance requested)
RV parking required – 5 spaces
RV parking provided – 0 (variance requested)
Bicycle parking required – 50 spaces
Bicycle parking provided – 50 spaces
Landscaping – 30.2%

Requested Variances:

1. Reduce the minimum required street side yard building setback from 25 feet to 0 feet along the north property line.
2. Reduce the minimum required front yard building setback from 25 feet to 7 feet, along the west property line.
3. Reduce the minimum required lot depth from 150 feet to 94 feet.
4. Waive the minimum required 6 feet landscape buffer strip along the south property line and the minimum 15 feet of landscaping along the street and front yard building setbacks.
5. Reduce the minimum required parking spaces from 105 to 93.
6. Waive the required parking spaces for recreational vehicles.
7. Waive the requirement of a landscape parking island at the south east surface parking lot.
8. Allow the use of custom architectural metal skin on exterior metal walls.
9. Reduce the minimum required courtyard separation from 50 feet to 14 feet.

COMMENTS: The subject lots are located at the south east corner of University Drive and Beck Avenue within the Western Village Unit 19 Lots 1 through 9. Those lots are currently zoned R-3 and C-1. The intent is to combine those lots into one lot and rezone it to MG, Multi-Use General District. Although the narrow and long shape of the subject site creates design challenges, this proposal takes advantage of in-fill development policies, recommendations from the Comprehensive Transportation Plan, and expressed support for this type of developments from some neighbors in the area. The requested Amended Final Plat will combine lots 1 through 9 into one lot.

General Plan 2020

General 2020 designates this area between Beck Avenue and Hardy Drive as Mixed Use. This proposal, The Vale, includes 46 residential condominiums and 4,100 s.f. of office/commercial condominiums. This request appears to meet the intent of General Plan 2020.

Zoning

Lots one through nine within Western Village Unit 19 are the subject lots under this request. Lots one through seven are zoned R-3 and Lots eight and nine are zoned C-1. The request is to rezone those lots from R-3, Multi-Family Residential Limited, and C-1, Neighborhood Commercial to MG, Multi-Use General District. Although the zoning adjacent to the south is R1-6, Single Family residential, the 46 residential condominiums should serve as a land use transition between single story homes into a more urban setting, more dense development along University Drive.

Building Height

The MG zoning does not have a height restriction but since the development is adjacent to single family homes to the south, the building height is restricted for buildings over 15 feet. The buildings closer to the alley have a five foot setback from the south property line and their height starts from 17 feet, increasing the height for every foot farther from the south property line. This is an example of one of the challenges in-fill development faces next to single family residential. It appears to work well here. The applicant avoided the height variance and provided residential condominiums with garages along the alleyway. The buildings facing University Drive have a maximum height of 46 feet (4 stories).

Requested Variances

This proposal includes nine variances. Although the number of variances appears to be high, the narrow and long shape of the parcel involved creates unnecessary requirements on an in-fill project proposing an urban setting design criteria.

Variance number one reduces the minimum required street side yard building setback from 25 feet to 0 feet. This variance allows the applicant to dedicate 15 feet along University Drive therefore providing 55 feet of right of way for University Drive. Out of those 55 feet, approximately 25 feet will be dedicated for sidewalks and parallel parking on the City's right of way.

Variance number two reduces the minimum required front yard building setback from 25 feet to seven feet. This is necessary since the staircase structure that will be located facing Beck Avenue is only seven feet away from the west side property line.

Variance number three relates to the minimum required lot depth by the MG Zoning District. As mentioned above, the shape of the parcel and the additional 15 feet dedicated to the City for sidewalks and parallel parking, the left over depth of the parcel is only 94 feet and the proposed zoning requires 150 feet.

Variance number four and seven relate to the minimum landscape buffers along University Drive, Beck Avenue, along the south property line (the north side of the alley), and one missing landscape parking island at the east side surface parking lot.

Variance number five and six relate to the minimum parking required. By Ordinance 808 parking ratio standards, this proposal needs 105 parking spaces and five spaces for recreational vehicles (RV's). The proposal provides 93 spaces and eliminates the RV parking. MG and CCD zoning districts are classified as "urban" districts where the intent is to encourage higher residential densities, live/work units, and/or pedestrian oriented developments. RV parking is not required in the CCD district therefore it should apply to MG as well.

Variance number eight would allow the use of an architectural metal skin on exterior walls.

Variance number nine refer to the minimum court yard separation requirements between multi-family residential buildings. The minimum distance between building requested is 14 feet but other buildings are farther apart. The open areas are located along the middle of the condominium buildings, "the plaza canyon", linking the club house and commercial areas located at the east end. The court yard separations required by Zoning Ordinance 808 for multi-family projects appear to be suburban oriented and should not apply here.

Neighborhood

The surrounding neighborhood from this proposal includes single family homes to the south, commercial properties to the east, apartments to the west, apartments to the north (along the north side of University Drive).

Alley Access

Multi-family residential developments are not allowed to have automobile access to a site from alley ways. Ordinance 808 states as follows:

Part 4 – Off-Street Parking**Section 4-203. Zoning Districts other than single family**

5. Using an alley for access to a lot opposite to any single family (R1) zoning district is prohibited.

Planning staff agrees that in order to accommodate an in-fill and viable project at this location, access to the condominium garages from the alley should be allowed. The existing language of Ordinance 808 prohibits that access. Staff has prepared an Ordinance 808 text amendment along with this application process. The intention is that the “for sale” residential housing (condominiums) should be allowed alley access. On January 14, 2003, Planning Commission approved the Ordinance text amendment.

Project Analysis

Most of the new development in Tempe during the next few years will be in-fill projects. This type of projects create new challenges in the development process since we are dealing with pre-existing and neighborhood conditions surrounding those parcels targeted for re-development. The intent of the proposed request is to accommodate a condominium project that offers garages, underground parking, a club house, commercial/office opportunities within the overall master plan, and major recreational opportunities such as the Tempe Downtown area and Arizona State University within walking distances from it.

Public Input

Five neighbors that live south of this proposal supported the project but expressed concerns about traffic, maintenance of sewer and water lines, trash pick up, and the future use of the alley. The applicant and Public Works staff addressed most of the neighbors concerns prior to the January 14, 2003 Planning Commission meeting.

Staff received a letter of opposition from a neighbor living at 1142 West 9th Street but without explaining any specific concerns just stating opposition for condominiums.

Traffic/Circulation/Impact

The MG, Multi-Use General District Zoning District requires a traffic impact analysis report for new proposals. Based on previous Traffic engineering staff reviews and the traffic Engineering consultant (Kimley-Horn and Associates, Inc.) appears that the trips generated from this development should be a minor increase from the existing traffic volumes along Beck Avenue and University Drive. A Traffic Impact Analysis report is attached here (see attachment “V”).

Public Works Engineering

According to Public Works staff, garbage pick up could be done along 9th Street during construction, but the bulk pick up would remain as alley service after the project is completed.

Grading and Drainage was a concern by Public Works Engineering staff on the proposed site. City staff met with the applicants on January 9, 2003 and a solution was reached to accommodate the water retention on site plus that from the alley area.

Staff recommends approval subject to conditions.

RECOMMENDATION: Approval

REASON(S) FOR

- APPROVAL:**
1. The proposed mixed-use development including residential and commercial/office condominiums meet the intent of General Plan 2020 Projected Land Use Map.
 2. The requested MG, Multi-Use General District, as an implementation tool of General Plan 2020 appears to be the appropriate selection for a zoning change from the existing R-3 and C-1 Zoning Districts.
 3. The requested variances will allow the proposed development to reach the objectives of the General Plan 2020 by providing a mixed use, higher density, and under an urban design setting.

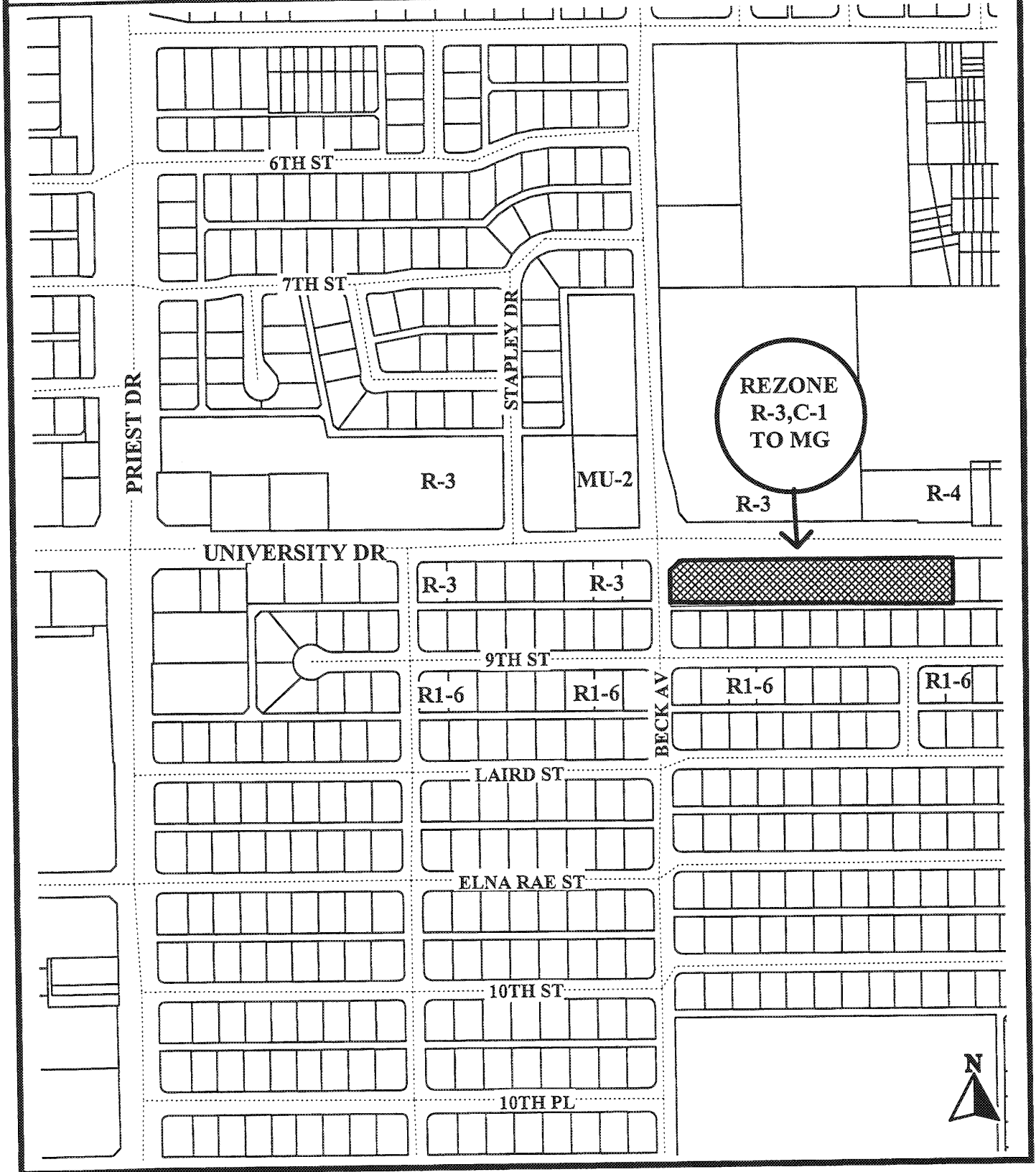
**CONDITION(S)
OF APPROVAL:**

1.
 - a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
 - b. Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains.
 - (4) Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
 - c. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees.
 - (2) Water and/or sewer participation charges.
 - (3) Inspection and testing fees.
 - d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
2.
 - a. All street dedications shall be made within six (6) months of Council approval.
 - b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.

- c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
- 3. The owner(s) shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be in a form satisfactory to the Development Services Manager and City Attorney.
- 4. No variances may be created by future property lines without the prior approval of the City of Tempe.
- 5. A valid building permit shall be obtained and substantial construction **commenced on or before February 13, 2004** or the variances shall be deemed null and void.
- 6. A building permit shall be obtained and substantial construction **commenced on or before February 13, 2005** or the zoning shall revert to that in place at the time of application, subject to a public hearing.
- 7. The Preliminary and Final P.A.D. for the Vale mixed use development shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department **on or before February 13, 2004**.
- 8. The applicant/owner shall resolve all lighting and security details with the Planning and Crime Prevention Staff prior to the issuance of a building permit.
- 9. Any commercial square footage shall remain unoccupied until such time as the applicant has delivered all on-street parking to full use (22 parking spaces along University Drive). **ADDED BY COMMISSION**
- 10. Building permits shall be issue **on or before November 13, 2003** or the applicant shall return to the Planning & Zoning Commission for an update as to the status of their project. **ADDED BY COMMISSION**

THE VALE

ZON-2002.07
SPD-2002.92



Location

A

**Guaranteed Investments Inc.
101 Convention Center Drive #700
Las Vegas, NV, 89109**

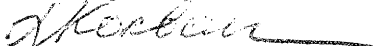
09/23/02

To whom it may concern,

As the legal owner of the 1.72 acres of property located on the SE corner of University Drive and Beck Avenue, legally identified as Lots 1-9, Western Village, Unit 19, Maricopa County Book 148 of Maps, Page 96, I give Nicole Roberts and Beck Developments LLC permission to make application to the City of Tempe and any other necessary parties for development of this property. Application may include but shall not be limited to applications for rezoning, replating, abandoning utility easements, building permit, and any other applications or actions necessary for the development of a mixed-use project on this property.

Please contact the writer at 480.443.4717 for further clarification.

Sincerely,



Liubov Korban
Secretary
Guaranteed Investments Inc.

B

the vale a project for
beck development, llc.
southwest corner of beck avenue and university drive
tempe, arizona

project overview

Working in accord with the Tempe Comprehensive Transportation Plan and the City's desire to transform West University Drive into an urban entry into the City's downtown and to enhance the streetscape with on-street parking and pedestrian friendly amenities, we propose the following:

to develop this 1.8 acre site with 713 feet of frontage along University Drive with a series of mixed-use and residential buildings consisting of 4,100 sf for sale office and retail space with surface parking, and 46 for sale dwelling units with secured underground parking and private individual garages at grade;

to provide public parking parallel to University Drive with intermittent landscape islands and a landscape strip buffering a widened sidewalk with upgraded paving and shade canopies.

The proposed development fully complies with the Northwest Tempe Specific Area Plan, the corridor concept plan for University Drive, and the neighborhood's desires for in-fill development, for-sale housing, and increased commercial activity along University Drive. The project has been reviewed by the Sunset/Riverside Neighborhood Association and the Chairmen of the Gilliland and Mitchell Park Neighborhood Associations. Additionally, the site plan has had a formal preliminary review with the city of Tempe staff. All of these groups have expressed support for this project.

primary site features

The goal of the proposed development is to form a bridge between the residential development to the west of Beck Avenue and the commercial enterprises immediately to the east property line.

The proposed development builds to the mandated setback line along University Drive to form a consistent "street wall" constructed of textured masonry units animated with a dynamic array of small colored windows. The lower level residential units in these buildings open to a private inner courtyard and community garden. Select units will have secondary entrances in recessed gardens along the street edge to allow for live/work or home occupation. Upper level units open to north mountain views with balconies providing an animated street façade.

The buildings along the south property line step down in height to provide a scale transition to the existing adjacent residential buildings. Reflecting the Northwest Tempe Design Guidelines, these are of a modified carriage house design with single level units over individual two-car garages.



These units feature balconies and main living areas that open to the private courtyards to the north while providing privacy to the adjacent neighbors to the south. An underground parking structure accommodates the parking needs of the balance of the residential units.

commercial

Commercial spaces face University Drive and range from 600 to 2,000 sf. These units will be “gray box” in nature fostering a variety of uses.

dwelling units

With a mix that includes studios, one, two, and three bedroom units ranging from 612 to in excess of 2,100 sf, and a variety of public and private outdoor spaces, the project will attract a wide variety of home buyers, from singles and young families to empty-nesters; those seeking an urban lifestyle within a design sensitive setting.

landscaping

A distinctly urban edge is created along University Drive. Parallel parking (set well behind the existing curb, negating the necessity for street re-striping) will be buffered from the adjacent sidewalk by a five foot wide planting strip. With canopy trees providing shade, and shrubs and ground covers providing masses of color, a pedestrian friendly environment will be created. Additionally, planting areas perpendicular to University Drive between the buildings will each vary in size and plant materials to provide a lively rhythm to the pedestrian experience. An intimate private garden for residents will run the length between the north and south buildings. Shading fabric stretched between the north and south buildings at differing intervals and canopy trees will provide a dynamic play of light and shade allowing a panoply of planting varieties. The integral color pavers in this area will also accent entrance drives and walks unifying the project. Canopy trees along the south property line will further break down the scale of the development and provide further privacy for the neighbors to the south.

variance requests

The unusual lot configuration, with shallow of depth and extensive frontage along university drive, has presented specific hardships with the current City of Tempe zoning requirements. The desire to provide a mixed-use urban environment for this site is best accomplished under the current MG zoning. This zoning district, however, requires a minimum lot depth of 150' and street setbacks of 25' (ord. 4-302). We are seeking a variance to reduce the lot depth from 150' to 109' and to reduce the 25' street yard setbacks to 15' along the north property line and 7' along the west property line.

The strategy to provide residents with private parking garages in lieu of surface lots also makes the requirement to provide 3 RV parking stalls especially onerous (ord. 4-302). We are seeking relief

C1

from this requirement, proposing that residents take advantage of gated, patrolled RV lots in the community to provide secure storage and dissuade vandalism on site.

Ordinance 4-302 further requires 12 more parking spaces than we are providing on site (105 vs. 93). We are able to provide the required parking for all residents, however, guest or commercial parking may at times exceed the spaces provided on site. To that end, our project is providing an additional 22 public spaces along University Drive that are not included in our parking count. We feel that by providing a shared facility for this intermittent need we are acting in the best interest of the community.

The parking spaces we are providing on site have 7' landscape isles at the ends of each parking aisle as required in Ordinance 3-206.1, however, the curved parking aisle design provides for one landscape isle not immediately adjacent to the last parking stall.

The Northwest Tempe Design Guidelines encourage carriage house type units fronting alleys, to reduce vandalism by providing "eyes on the alley". This is also our shared desire, but is in conflict with Ordinance 3-202 that requires a 6' landscape buffer along the south property line. It is our intent to provide this landscaping requirement along the south property line to the fullest extent possible by our design.

Lastly, Ordinance 2-602D precludes the use for metal on exterior building walls. It is our wish to provide a custom architectural metal skin to the principal public building elevations to provide architectural interest and richness to the elevations. This will be a sharp contrast to the pre-fabricated metal clad type buildings that the ordinance is prohibiting.

We are aware that the City of Tempe is rewriting its zoning ordinance at this time and that this area is also to be part of a proposed pedestrian overlay district. With that knowledge at hand, we have worked extensively with City of Tempe Staff. It is our desire to move ahead with this project now rather than wait for these changes to be officially adopted. We feel that our project represents significant investment on an urban in-fill site that will benefit surrounding properties, and is in accord with pending changes to the Tempe Zoning Ordinance.

summary

The gateway nature of site and the high design aspiration of this project provide the opportunity for the community and the City of Tempe to fully realize its stated design objectives and standards for the 21st century. Designed in concert with the Development Services Department, Neighborhood Planning Section, and Community Design + Development Division, this project represents a unified public/private vision. Not only enhancing a currently vacant parcel, acting as a bridge between disparate land uses, this project provides the neighborhood with businesses and residents with a vested interest in their community. The Vale condominiums will be a gateway to downtown Tempe, a model of new urban development for the City, and a genuine point of community pride.

AMENDED PRELIMINARY AND FINAL PLANNED AREA DEVELOPMENT FOR THE VALE

A PORTION OF THE NORTHWEST QUARTER, SECTION 21, TOWNSHIP 1 NORTH, RANGE 4 EAST, GILA AND
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA

FLOOD ZONE

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY,
LOCATED AT 1149 WEST UNIVERSITY DRIVE, TEMPE,
ARIZONA, LIES WITHIN ZONE "X" AS DESIGNATED ON
THE FIRM FLOOD INSURANCE RATE MAP, PANEL
NUMBER 040034 2165G DATED JULY 19, 2001. ZONE "X" IS
DESIGNATED AS BEING OUTSIDE THE 500 YEAR FLOOD
BOUNDARY, AND THEREFORE, WOULD NOT BE SUBJECT
TO FLOODING AS DETERMINED BY THE FEDERAL
EMERGENCY MANAGEMENT AGENCY UNDER THAT
CIRCUMSTANCE.

ON SITE RETENTION

ON SITE RETENTION TO BE ADDRESSED BY USING ALL
OF THE AVAILABLE LANDSCAPE AREAS FOR RETENTION
AND A SERIES OF UNDERGROUND PIPES DRAINING TO A
DRY WELL IN THE COMMON AMENITY AREA. DESIGN OF
ON SITE RETENTION SHALL BE SUFFICIENT FOR THE 100
YEAR STORM REQUIREMENTS.

PUBLIC UTILITIES

WATER CITY OF TEMPE
SEWER CITY OF TEMPE
FIRE CITY OF TEMPE
TELEPHONE QWEST
ELECTRIC ARIZONA PUBLIC SERVICE
CABLE TV COX CABLE

UTILITIES

PRIVATELY DEDICATED SEWER AND WATER LINES WITH
SINGLE TAPS AT STREET.

ELECTRICAL PER UTILITY COMPANY. ALL SERVICE
LINES UNDERGROUND

TELEPHONE PER QWEST IN TANDEM WITH ELECTRICAL

CABLE TV TO ALL UNITS

REFUSE

ALLEY COLLECTION FOR RESIDENTIAL UNITS
ON SITE COLLECTION FOR COMMERCIAL UNITS

RECYCLING - CURB SIDE P.U. W/INDIVIDUAL ROLL OUTS

PROJECT DESCRIPTION

46 FOR SALE RESIDENTIAL CONDOMINIUMS AND 4 FOR
SALE COMMERCIAL CONDOMINIUMS POSITIONED TO
CREATE AN URBAN EDGE AND BUFFER ALONG
UNIVERSITY DRIVE

STATEMENT OF OWNER

WE HAVE REVIEWED THIS PLAN AND APPROVED THE
DEVELOPMENT AS SHOWN.

SIGNED THIS _____ DAY OF _____, 2002
BY _____ AS _____ OF
BECK DEVELOPMENT L.L.C.

ACKNOWLEDGMENT

STATE OF ARIZONA COUNTY OF MARICOPA THE
FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE
ME THIS _____ DAY OF _____, 2002
BY _____ AS _____ OF
BECK DEVELOPMENT L.L.C., OWNER,

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND
AND OFFICIAL SEAL.

NOTARY PUBLIC:

MY COMMISSION EXPIRES _____

APPROVALS

APPROVED BY THE CITY OF TEMPE, CITY COUNCIL OF THIS
DAY OF _____, 2002.

BY: MAYOR _____, DATE: _____
ATTEST: _____, DATE: _____
CITY CLERK _____
BY: _____, DATE: _____
CITY ENGINEER _____
BY: _____, DATE: _____
DEVELOPMENT SERVICES MANAGER

BENCHMARK

BRASS CAP IN HAND HOLE
INTERSECTION OF UNIVERSITY DRIVE AND HARDY
DRIVE ELEVATION OF 1149.69 FEET CITY OF TEMPE
DATUM NO. 108

OWNER/DEVELOPER

BECK DEVELOPMENT L.L.C.
16347 EAST SEGUNDA DRIVE
FOUNTAIN HILLS, ARIZONA 85268

LEGAL DESCRIPTION

LOTS 1 THROUGH 9, WESTERN VILLAGE UNIT 19,
MARICOPA COUNTY BOOK 148 OF MAPS, PAGE 96

A SUBDIVISION OF PART OF TRACT "A" OF WESTERN
VILLAGE 7949 M.C.R. MARICOPA COUNTY, ARIZONA
PART OF THE N.W. 1/4 SECTION 21 TOWNSHIP 1 NORTH,
RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA

UTILITY NOTE

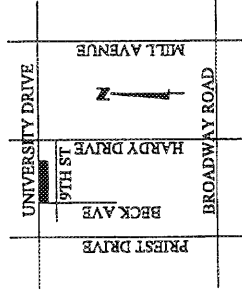
INFORMATION CONCERNING UNDERGROUND UTILITIES
HAS BEEN OBTAINED FROM EXISTING RECORDS,
HOWEVER, THEY MAY NOT NECESSARILY REFLECT THE
EXACT LOCATION OF SUCH FACILITIES. ANY
EXCAVATION OR CONSTRUCTION ACTIVITY WITHIN THE
PROPERTY SHOULD BE DONE ONLY AFTER CONTACTING
"BLUE STAKE" FOR EXACT LOCATION OF FACILITIES ON
THIS SITE. PHONE 602.263.1100

BASIS OF BEARING

NORTH LINE OF THE NORTHWEST QUARTER OF SECTION
21, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY,
ARIZONA CITY OF TEMPE DATUM.

FIRE SAFETY

NEAREST EXISTING FIRE HYDRANT 26 FEET SOUTH AND
620 FEET EAST OF THE CENTERLINE INTERSECTION OF
UNIVERSITY DRIVE AND BECK AVENUE



LOCATION MAP

PROJECT DATA

PROJECT ADDRESS: 1149 WEST UNIVERSITY DRIVE
EXISTING ZONING: R1-6, C-2
ADJACENT ZONING: R1-6, C-2
ZONING: MG
UNIT COUNT: 46 RESIDENTIAL, 4 COMMERCIAL
DENSITY: 26 UNITS PER ACRE
GROSS LOT AREA: 77,963 SF
NET LOT AREA: 67,467 SF
LOT COVERAGE: 34.7 %
LANDSCAPE OPEN SPACE: 20,407 SF
PARKING REQUIRED: 105
PARKING PROVIDED: 93
BICYCLE PARKING: 50 REQUIRED, 50 PROVIDED

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY OF THE SAID
PREMISES DESCRIBED AND PLATTED HEREON WAS
MADE UNDER MY DIRECTION DURING THE MONTH OF
SEPTEMBER, 2002. ALSO THAT THE PLAT IS CORRECT
AND ACCURATE. AND THAT THE MONUMENTS
DESCRIBED HEREON HAVE BEEN LOCATED AS
DESCRIBED.

BY: HAROLD E. BEABOUT, RLS No. 33853

AMENDED PRELIMINARY AND FINAL PLANNED AREA DEVELOPMENT FOR THE VALE

SCOPE OF WORK:
construction of new mixed use residential/commercial
condominium complex with secured underground parking
structure, private individual garage/carriage houses and
public parking at grade.

EXISTING ZONING: R1-6/C-2

PROPOSED ZONING: MG

PARCEL SIZE:
77,963 sf gross
67,467.3 sf net

GROSS BUILDING AREAS:
residential - 57,080 sf
commercial - 4,190 sf
clubhouse - 650 sf
surface garage - 3825 sf
underground parking - 17,850 sf

LOT COVERAGE: 34.7% (27,068 / 77,963)

MAX BUILDING HEIGHT: 43'-6", 4 STORIES

TYPE OF CONSTRUCTION (PER UBC)
residential - type V-ltr.
commercial - type V-ltr.

underground parking - type V-ltr.
all buildings to be provided with
an automatic fire extinguishing system

RESIDENTIAL UNIT MIX:

studios 5
1 bedroom 12
2 bedroom 19
3 bedroom 4

26 UNITS PER ACRE (46 / 1.8 ACRES)

PARKING REQUIRED:

commercial 1 / 250 sf = 4000 / 250 = 16
studio @ 1 per = 5 x 1 = 5
1 bedroom @ 1.5 per = 18 x 1.5 = 27
2 bedroom @ 2 per = 38
3 bedroom @ 2.5 per = 4 x 2.5 = 10
guest @ 2 per = 46 x 2 = 92
total spaces required = 105

PARKING PROVIDED:

underground 48
surface garage 24
surface lot 21
total spaces provided 93

LANDSCAPE PROVIDED:

public right of way: 307 sf
on site: 20,407 sf
percent of site: 30.2% (20,407 sf / 67,575 sf (net site))

BICYCLE PARKING:

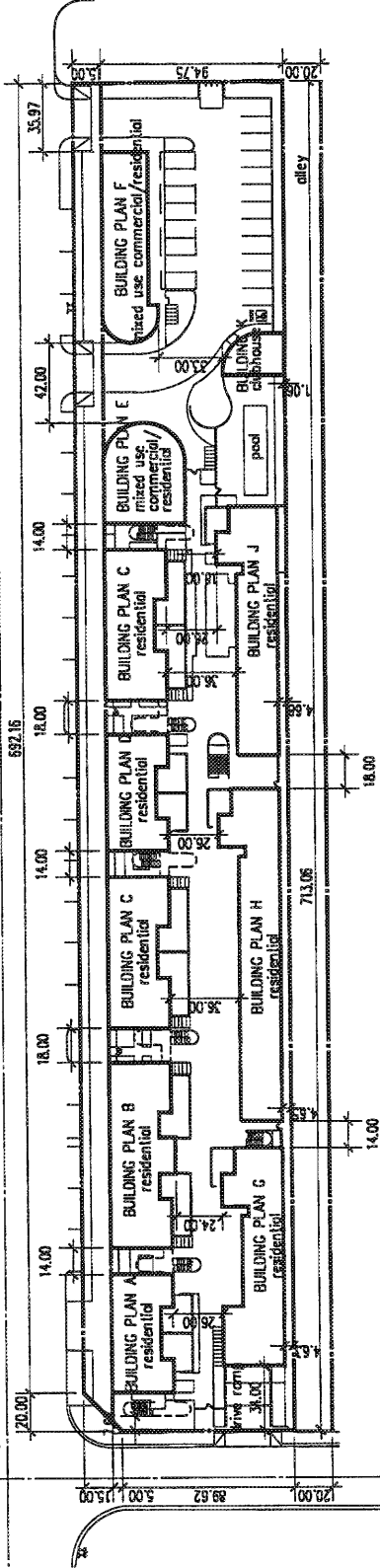
residential spaces required (46 x .5) 23
commercial spaces required (4,000 sf / 2,500 sf) 2
asn commuting area multiplier 2
50 bicycle spaces required
50 bicycle spaces provided

VARIANCE REQUESTS:

permission to reduce on-site parking by 12 spaces and eliminate rv parking requirement (4-302)
permission to reduce 6' landscape buffer at south property line (3-203)
permission to eliminate (1) 7' isle at end of parking aisle (3-206)
permission to reduce lot depth, front and (street)side yard setbacks (2-603)
permission to allow metal wall cladding (2-602.d)
permission to reduce courtyard requirement

BECK AVENUE

UNIVERSITY DRIVE



D.

FINAL REPLAT

WESTERN VILLAGE UNIT 19, LOTS 1-9

A SUBDIVISION OF PART OF TRACT "A" OF WESTERN VILLAGE 79/49 M.C.R. MARICOPA COUNTY, ARIZONA, PART OF THE NW1/4 SECTION 21, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

FLOOD ZONE

PROPERTY NUMBER	PLAT NUMBER	DATE	DATE OF FLOOD ZONE	DATE OF FLOOD ZONE	DATE OF FLOOD ZONE
040054	2165	G	7-19-01	X	N/A

GENERAL NOTES

- CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO STORAGE AND/OR WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.
- ALL UTILITIES SHALL BE CONSTRUCTED UNDERGROUND.
- THE TOWN OF TEMPE IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE UTILITIES OF PRIVATE STREETS, PRIVATE UTILITIES, PRIVATE FACILITIES AND LANDSCAPED AREAS WITHIN THE PROJECT.
- ELECTRIC LINES TO BE CONSTRUCTED UNDERGROUND AND MAINTAINED BY THE ARIZONA CORPORATION COMMISSION.
- THIS SUBDIVISION IS ON THE TOWN OF TEMPE WATER SYSTEM WHICH HAS A CERTIFICATE OF ASSURED WATER SUPPLY.

PROJECT DATA

LOTS 1-9 AREA OF 70.171 ACRES, 1.61 ACRES
ZONED R-1, AND LOTS 6 AND 9
ZONED C-1

STATEMENT OF OWNERS

WE HAVE REVIEWED THIS PLAN AND APPROVED THE DEVELOPMENT
WE SIGN THIS DATE OF 2002
BY LOUBAR KORBAN AS SECRETARY OF GUARANTEED INVESTMENTS,
INC.

BY LOUBAR KORBAN SECRETARY

ACKNOWLEDGMENT

STATE OF ARIZONA COUNTY OF MARICOPA THE FORGING
INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
DAY OF 2002 BY
AS GUARANTEED INVESTMENTS, INC. AS OWNER OF THE WESTERN
VILLAGE UNIT 19, LOTS 1-9,
IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL
SEAL
NOTARY PUBLIC
MY COMMISSION EXPIRES

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE,
ARIZONA, ON THIS DATE OF 2002.

BY: MAYOR DATE: _____
ATTEST: CITY CLERK DATE: _____
BY: CITY ENGINEER DATE: _____
BY: DEVELOPMENT SERVICES DATE: _____

BENCHMARK

BRASS CAP IN HAND N.O.L.
INTERSECTION UNIVERSITY DRIVE AND HARDY DRIVE
ELEVATION OF 1149.63 FEET CITY OF TEMPE DATUM
N.C. 108

OWNER

GUARANTEED INVESTMENTS, INC.
101 CONVENTION CENTER DRIVE, SUITE 700
LAS VEGAS, NEVADA 89109

DEVELOPER

BECK DEVELOPMENTS, LLC
NICOLE ROBERTS
16347 E. SEQUOIA DR.
SCOTTSDALE, ARIZONA 85268
(480) 837-0059

LEGAL DESCRIPTION PRIOR TO RESUBDIVISION

LOTS 1 THROUGH 9, INCLUSIVE, WESTERN VILLAGE UNIT 19,
ACCORDING TO BOOK 106 OF MAPS, PAGE 46, RECORDS OF
MARICOPA COUNTY, ARIZONA.

CERTIFICATION

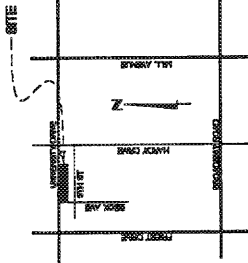
THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED
AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE
MONTH OF SEPTEMBER, 2002, ALSO THAT THE PLAT IS CORRECT
AND ACCURATE, AND THAT THE INSTRUMENTS DESCRIBED HEREON
HAVE BEEN LOCATED AS DESCRIBED.

BY: HAROLD E. BEABOUT, RLS No. 33853

BASIS OF BEARINGS

NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP
1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA.

LOCATION MAP



CONDITIONS OF OF APPROVAL:



Book No. 106
Page No. 46
Date of Plat 10-8-02

HT
70
Engineers - Surveyors
Hansen, Thompson & Associates, Inc.
18743 E. Pinal Avenue, Suite 203
Peoria, AZ 85208
(602) 948-0010
FAX: (602) 948-0075

FINAL REPLAT
BECK DEVELOPMENTS, LLC
16347 E. SEQUOIA DR.
SCOTTSDALE, ARIZONA 85268

114

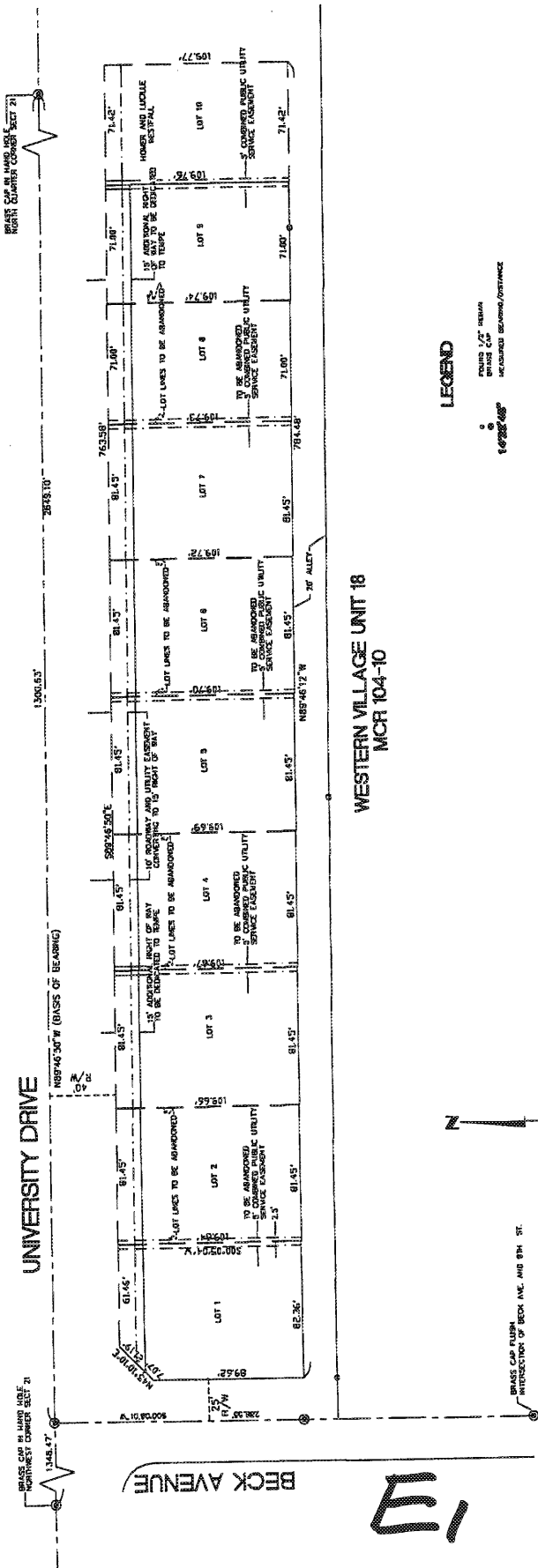
Engineers - Surveyors
 Housen Sharp-Peterson Olson Inc.
 18743 E. Fairview Ave. Suite 203
 Phoenix, AZ 85026
 (480) 838-0533
 FAX: (480) 838-0575

FINAL REPEAT
 WESTERN VILLAGE UNIT 18 LOTS 1-10
 TEMPE, ARIZONA



Project No.	104-10
Sheet No.	1 of 2
Project Name	Western Village Unit 18
City	Tempe, Arizona

2 OF 2



[illegible][illegible]

CONCEPTUAL LANDSCAPE PLAN
November 12, 2002



G1

material legend
concrete masonry walls
brick
stone masonry
glass
rendered steel

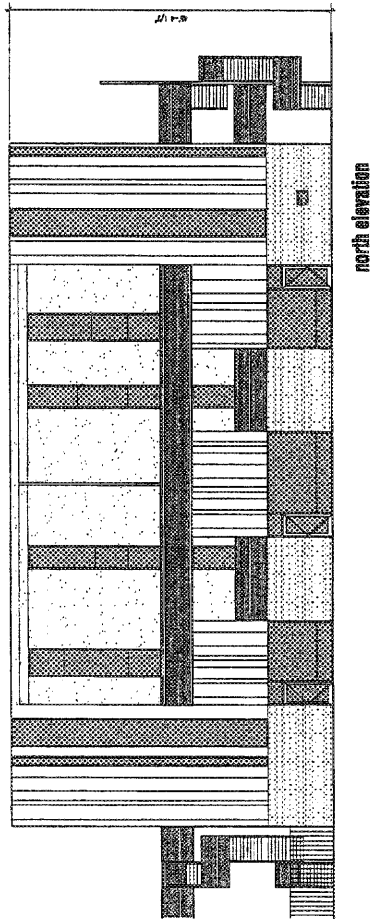
building "a"
elevations



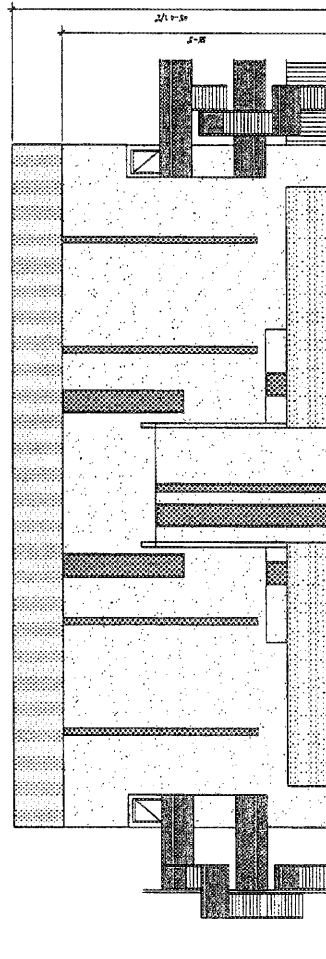
the vale
beck development L.L.C.
a Vailant Group Company

V&B Architects, PLLC
10000 N. 10th Ave., Suite 100
Phoenix, AZ 85020
Tel: 602.998.1000

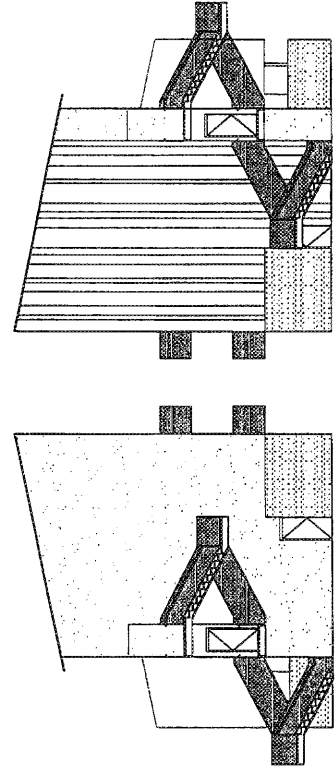
rendering



north elevation



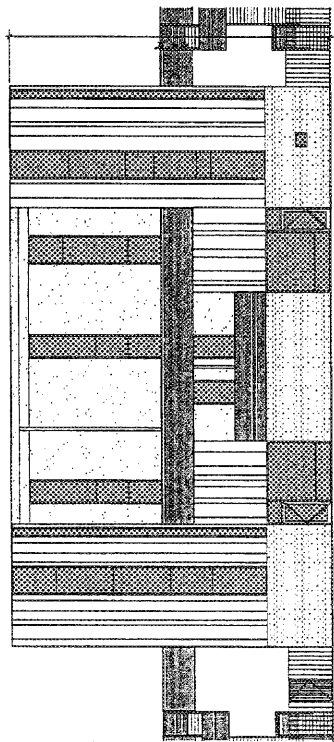
south elevation



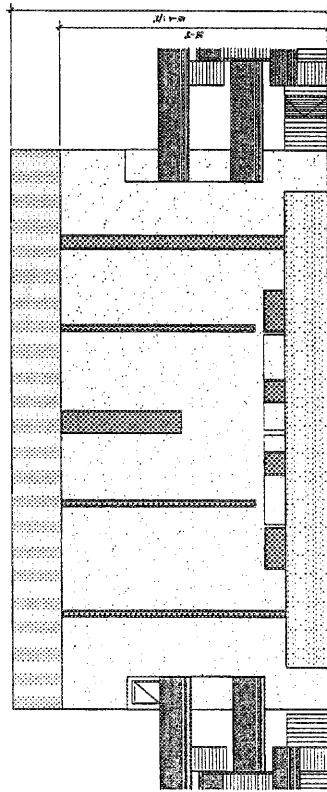
west elevation

east elevation

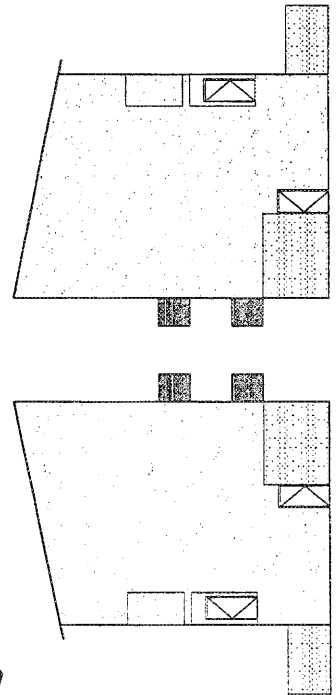




north elevation

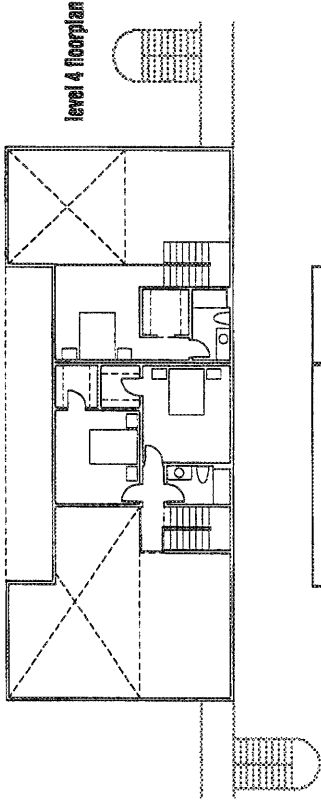


south elevation

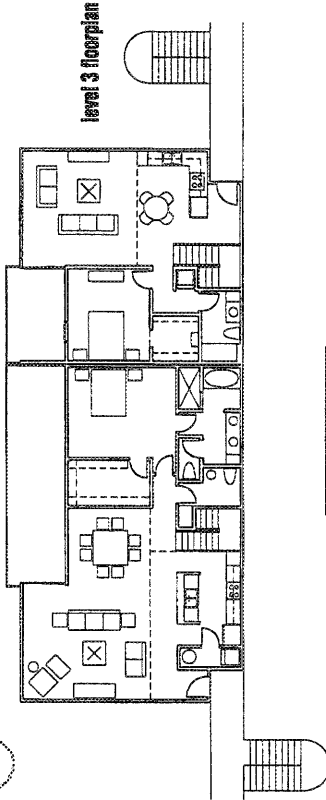


east elevation

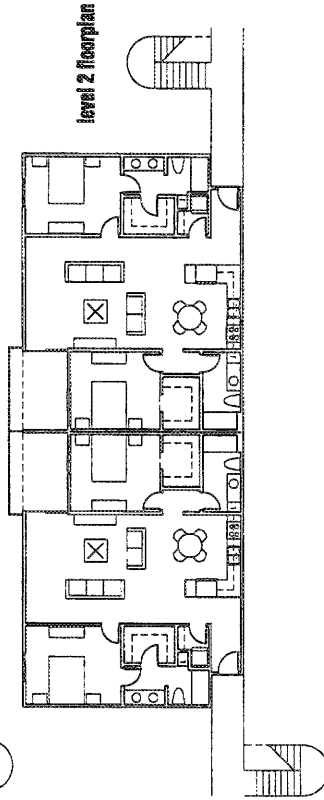
west elevation



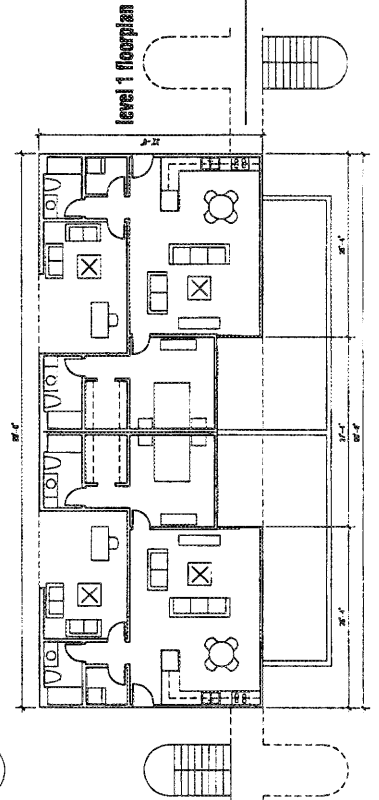
level 4 floorplan



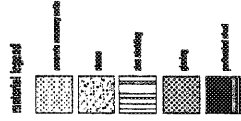
level 3 floorplan



level 2 floorplan



level 1 floorplan

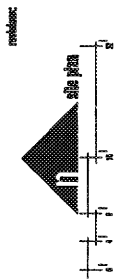


building "b"
floorplans & elevations



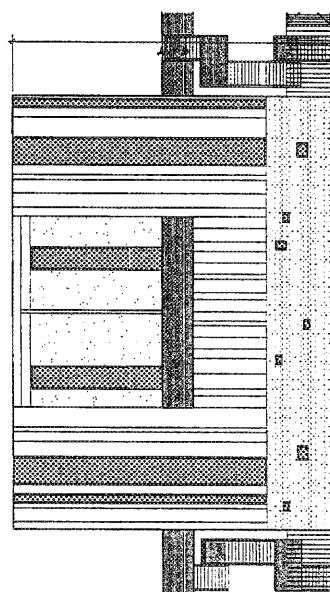
the vale : an association project for
beck development l.l.c.
1111 West 10th Ave.
Portland, OR 97204
503.222.1111

will render assistance, but
is not responsible for
any errors or omissions
in this document.

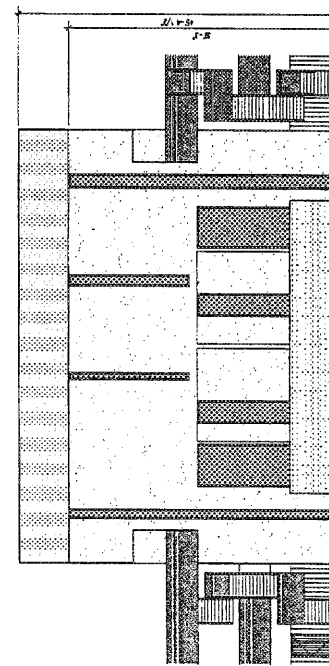


residence

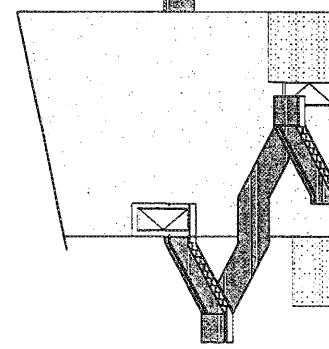
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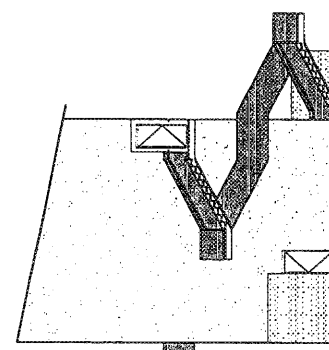
north elevation



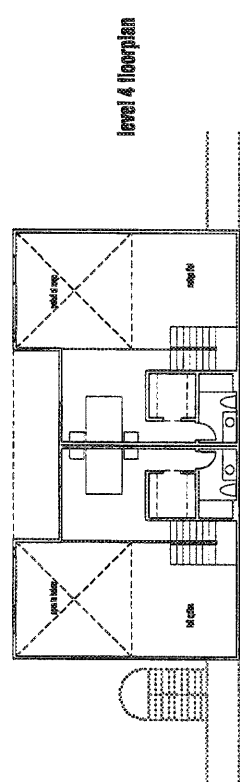
south elevation



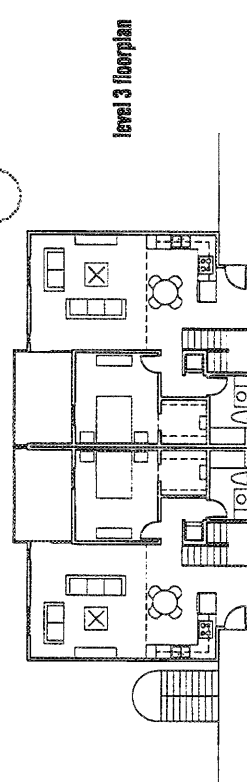
east elevation



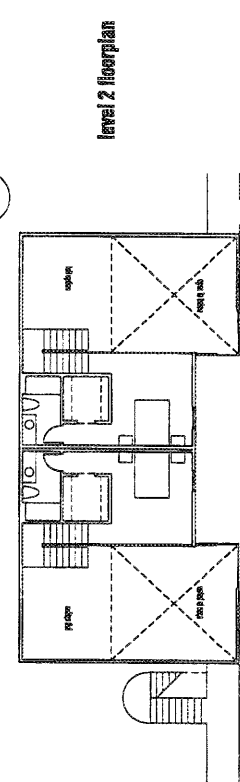
west elevation



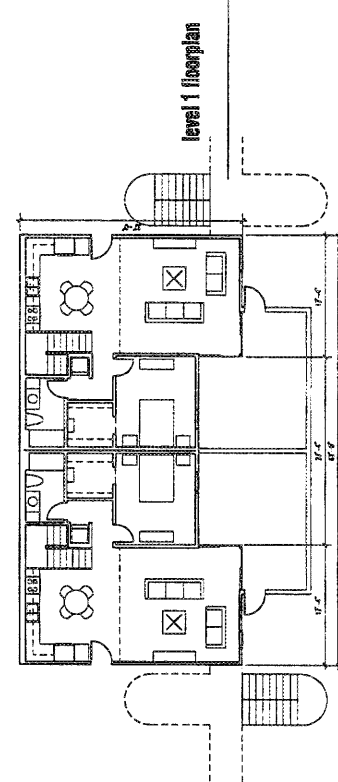
level 4 floorplan



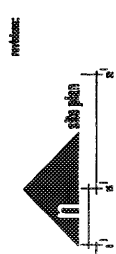
level 3 floorplan



level 2 floorplan



level 1 floorplan



site plan

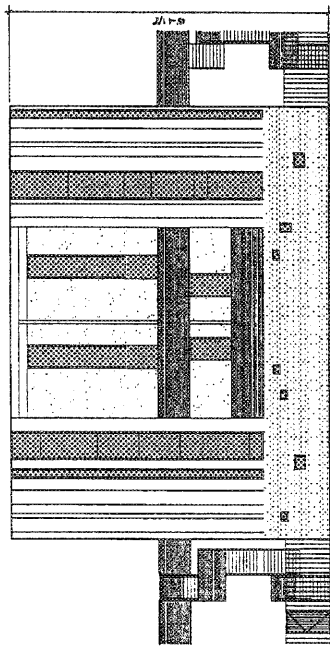
material legend

concrete	brick	stone	metal cladding	glass	polished steel
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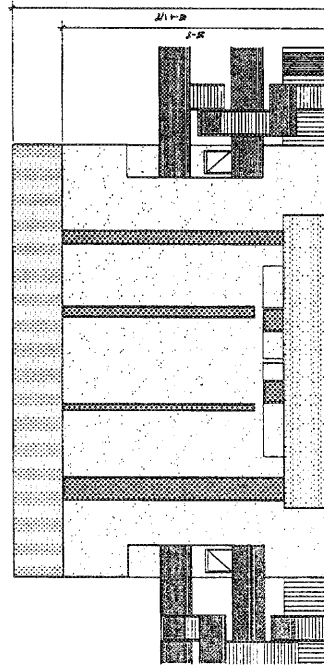
building "c"
floorsplans & elevations

the vale
beck development l.l.c.

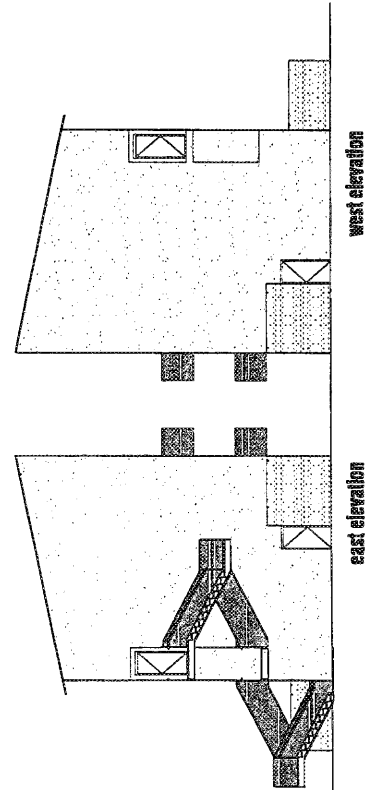
all building materials, etc.
to be used in the
construction of the
building shall be
in accordance with
the specifications
of the architect



north elevation

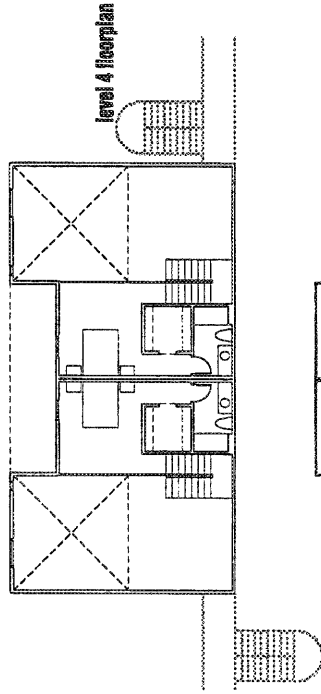


south elevation

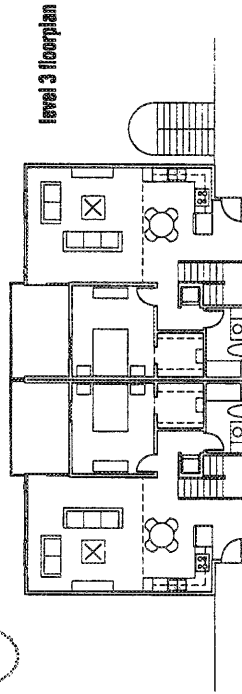


east elevation

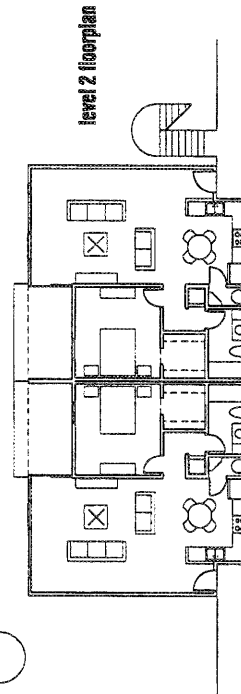
west elevation



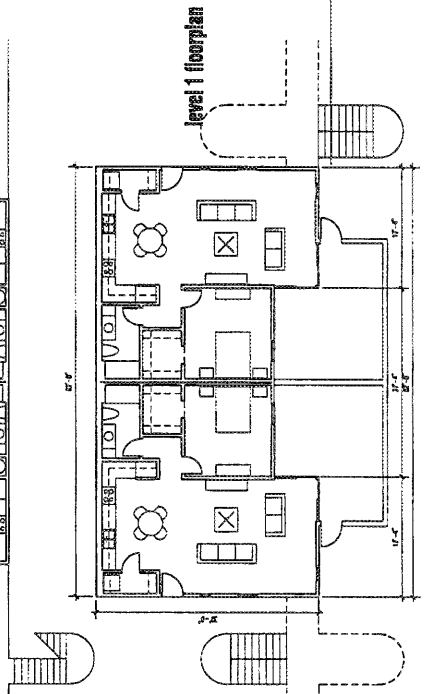
level 4 floorplan



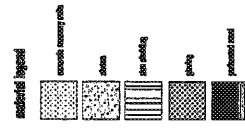
level 3 floorplan



level 2 floorplan



level 1 floorplan



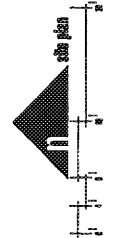
building "d"
floorplans & elevations



the vale
beck development l.l.c.
a new residential project for
the vale
10000 sq. ft.
10000 sq. ft.
10000 sq. ft.

all building materials, etc.
to be used in the
construction of the
building shall be
in accordance with
the specifications
of the architect.

reference



site plan

material legend

	stone masonry walls
	stone
	glass cladding
	glass
	perforated metal

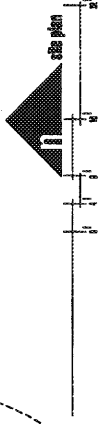
building "c"
floorplans & elevations



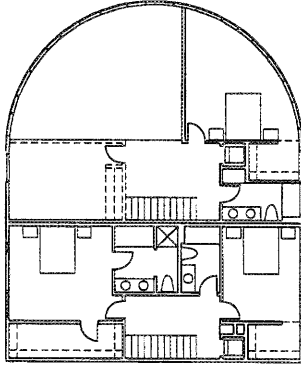
the vale
beck development l.l.c.
a new residential project for
the vale development l.l.c.

will be used for the
entire project
as shown on the
plans

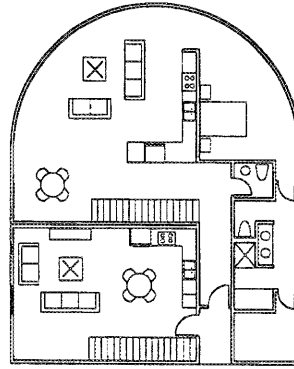
residence



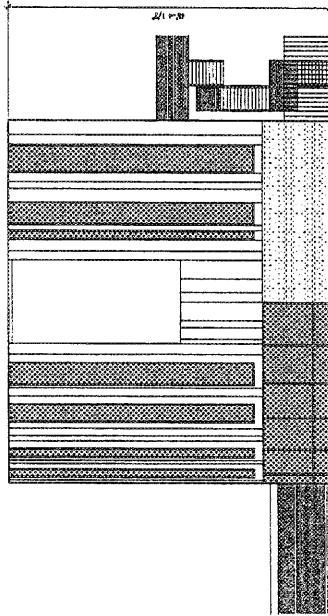
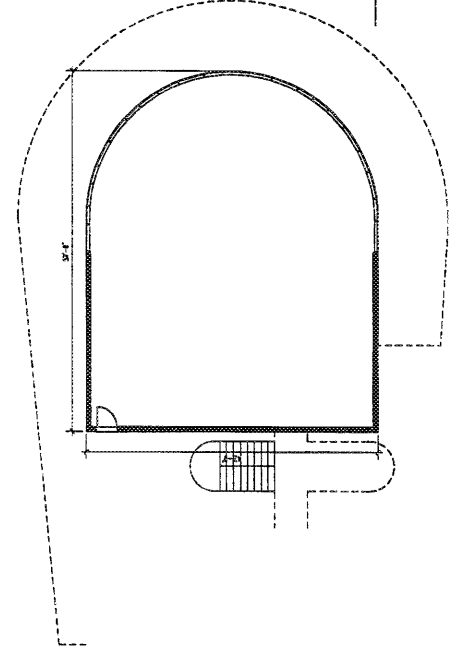
level 4 floorplan



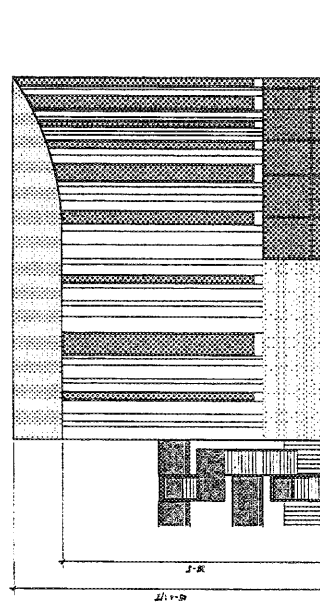
level 3 floorplan



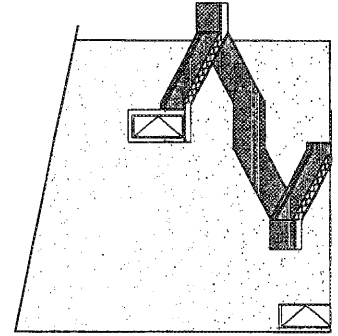
level 1 floorplan



north elevation

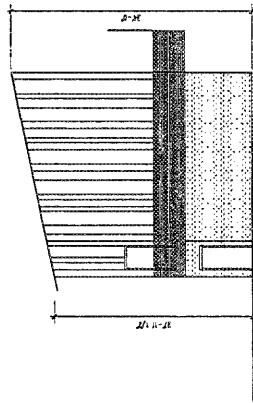


south elevation

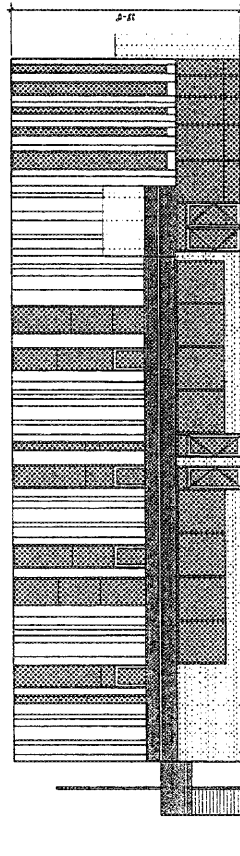


west elevation

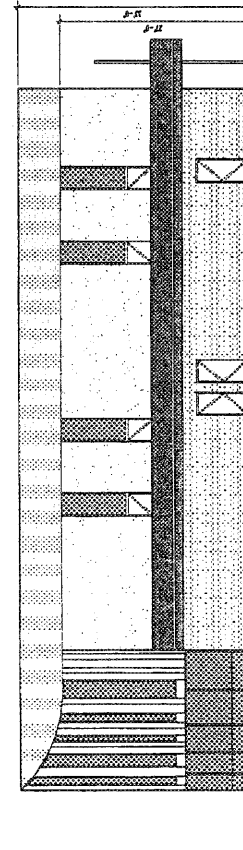
K



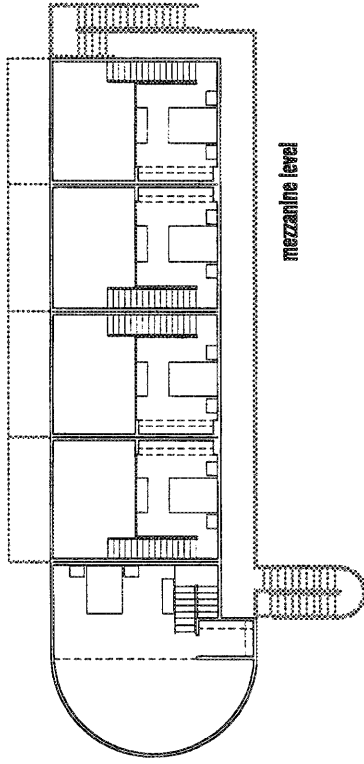
east elevation



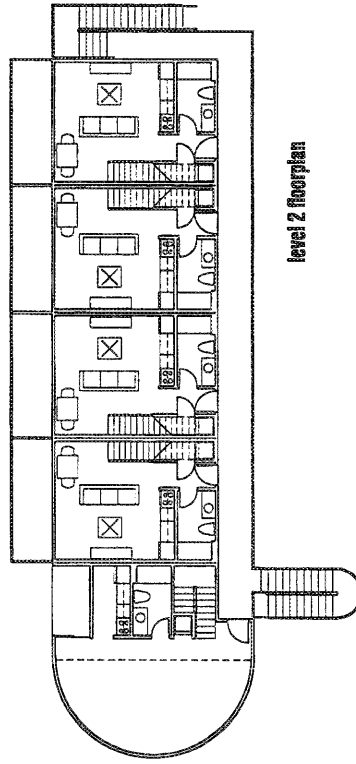
north elevation



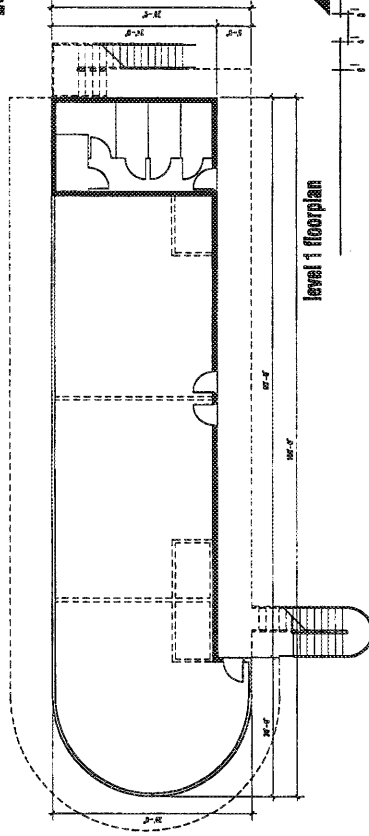
south elevation



mezzanine level



level 2 floor plan



level 1 floor plan



material legend

concrete masonry unit	brick	stone masonry	stone	metal	wood
concrete masonry unit	brick	stone masonry	stone	metal	wood

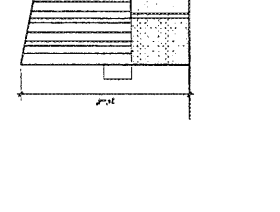
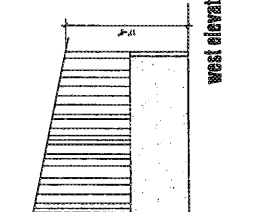
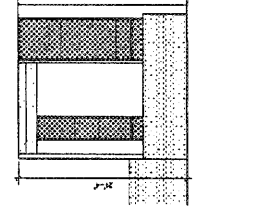
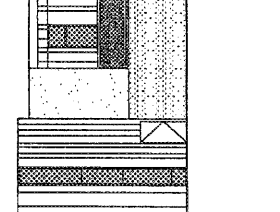
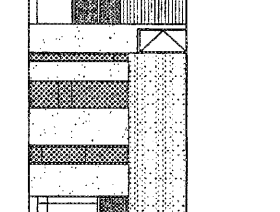
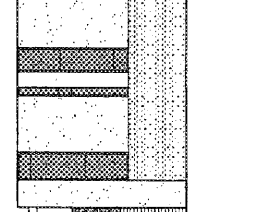
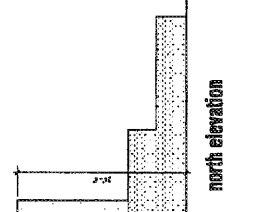
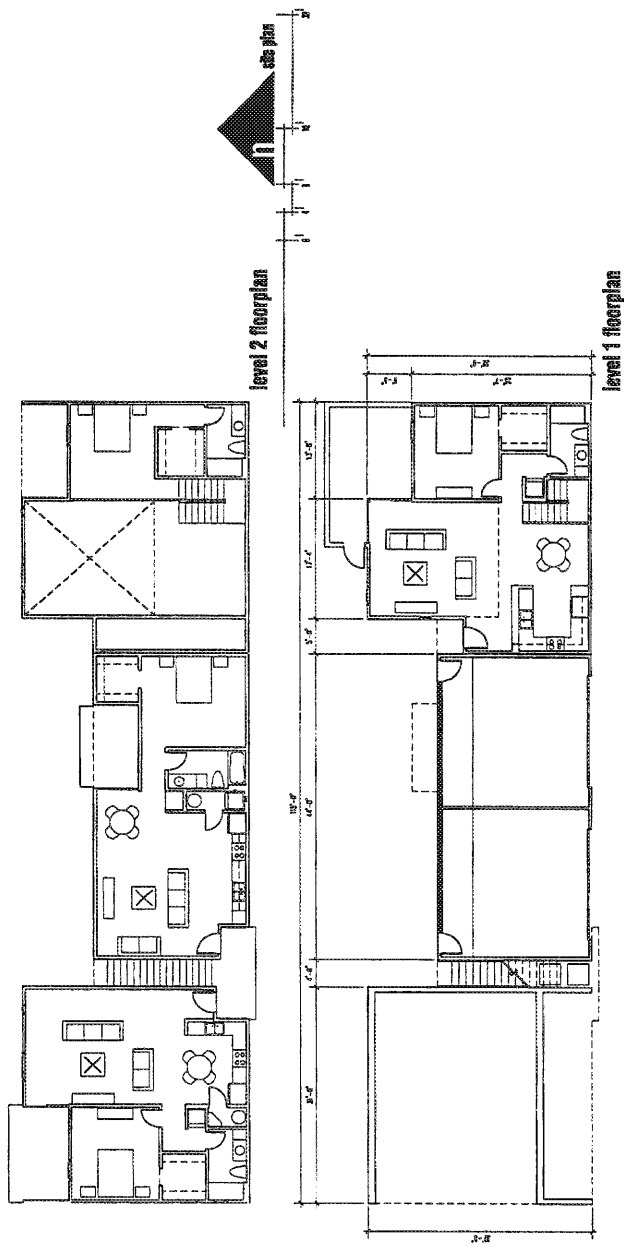
building "r"
floorplans & elevations

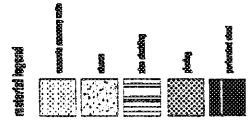
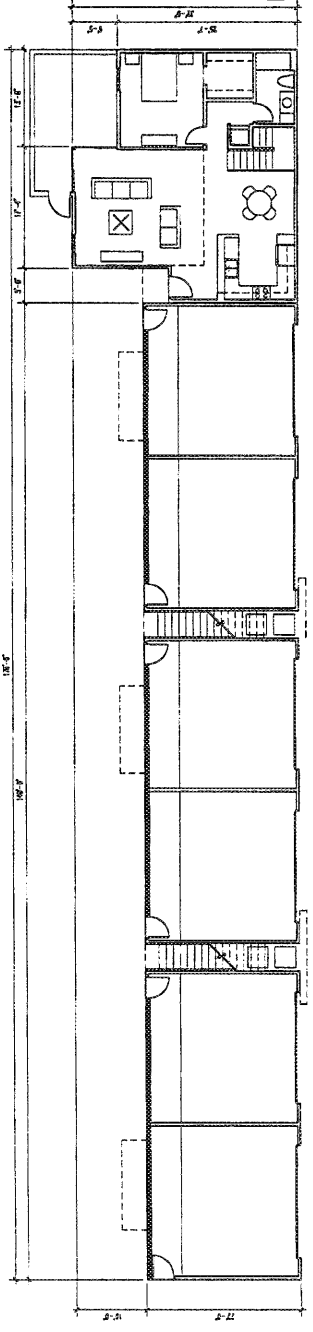
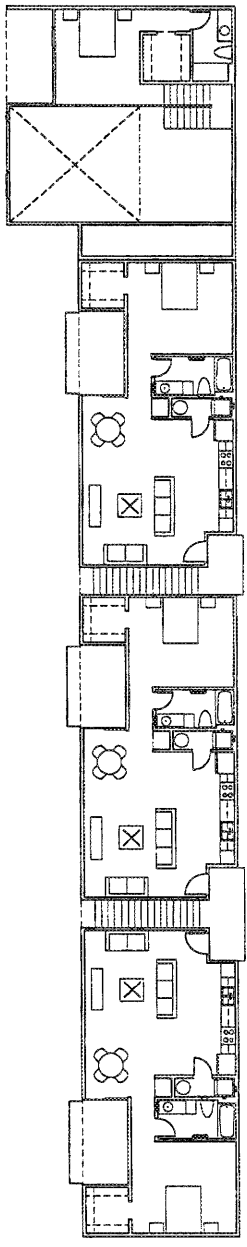


the vale
beck development l.l.c.
a new construction project for
the vale
beck development l.l.c.

will render drawings, etc.
for the project, and
will be responsible for
the project.

architect

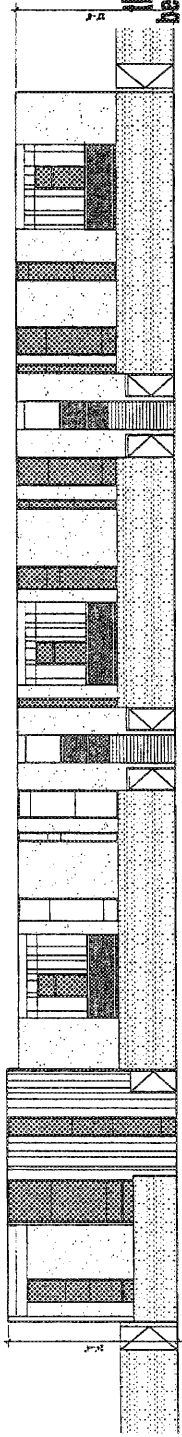




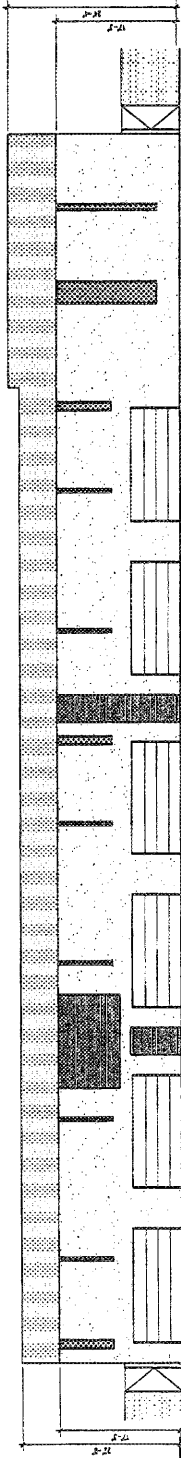
building "H"
floorsplans & elevations

the vale
development l.l.c.

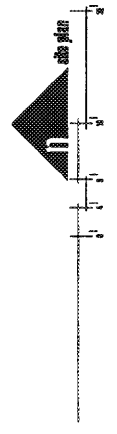
architectural project for
the vale development l.l.c.
10000 N. 10th Ave.
Suite 100
Phoenix, AZ 85020
Tel: 602.955.1234



west elevation



south elevation



level 2 floorplan

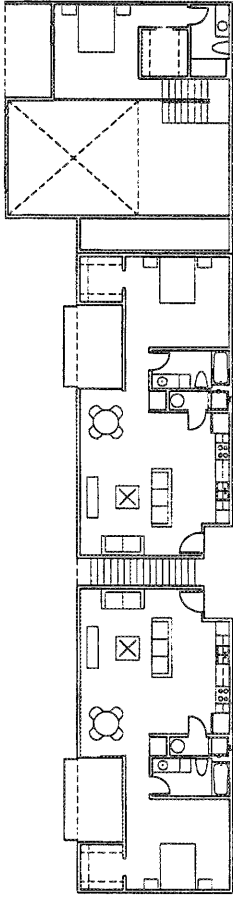
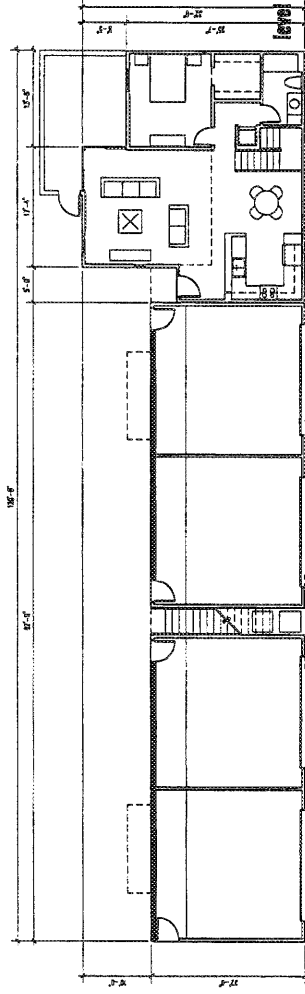
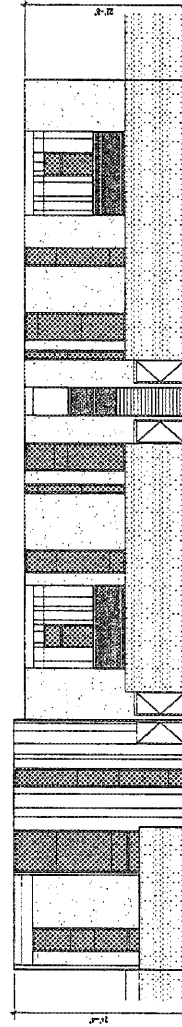


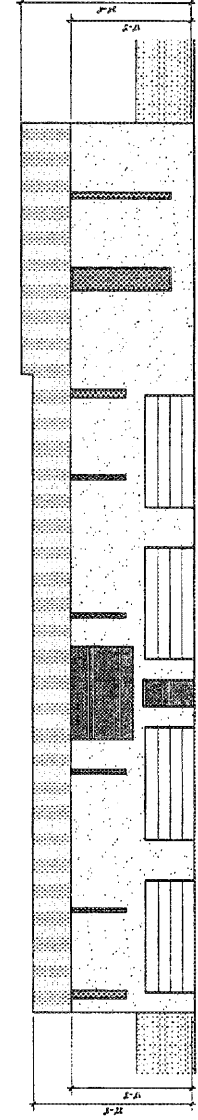
Exhibit 1



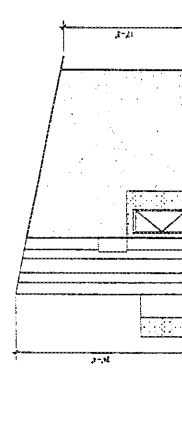
North Carolina



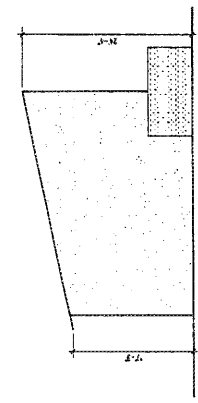
South elevation



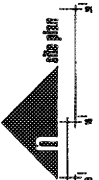
Westbury, 10th



Estimation

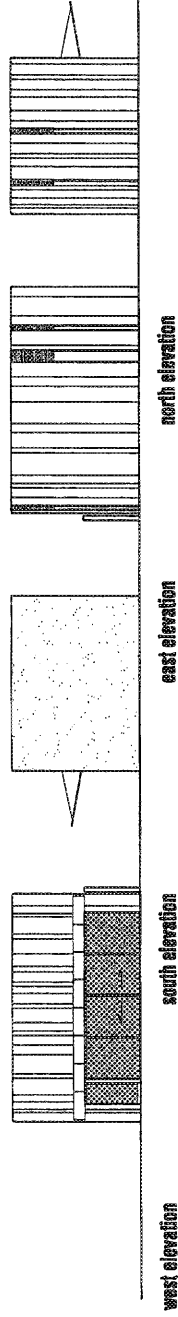


Product Name:



material legend

	concrete retaining walls
	stone
	dark siding
	plank
	polished steel



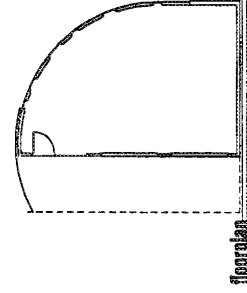
P

building "K"
floorplans & elevations

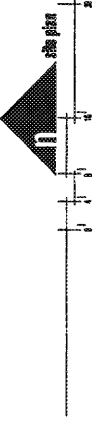


the vale, new construction project for
beck development LLC.
1000 West 10th Street
Bismarck, ND 58102

will becker architect, llc
1200 14th Street, Suite 100
Bismarck, ND 58102
701.223.1000



notebook

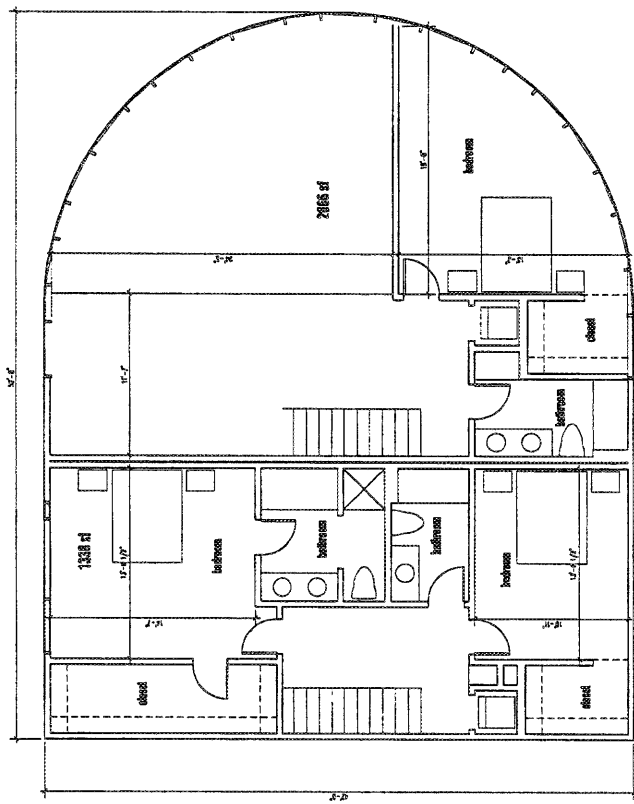


a 3.1
unit plans
(1/4" = 1'-0")

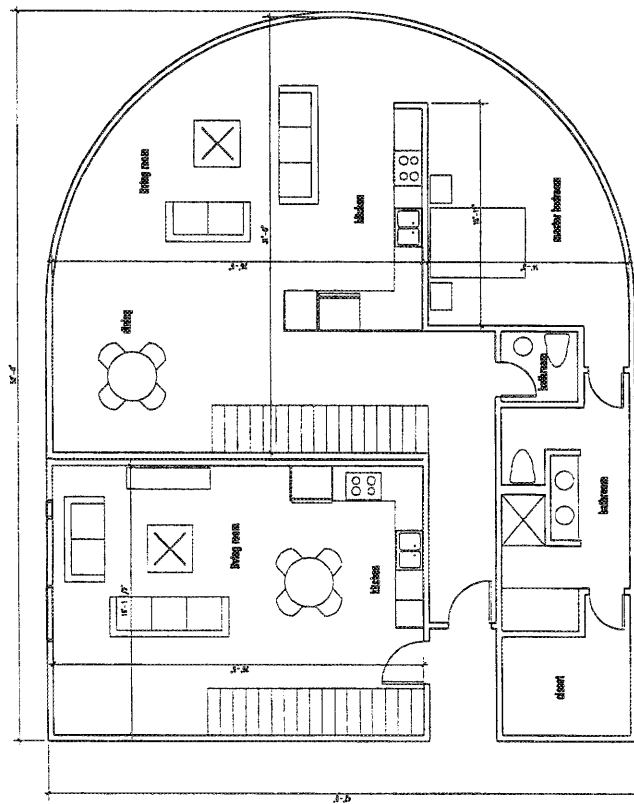


the vale
back development LLC
a new residential project for
100 West 10th Street
New York, NY 10011
cell building architect, LLC
100 West 10th Street
New York, NY 10011
06/20/2018

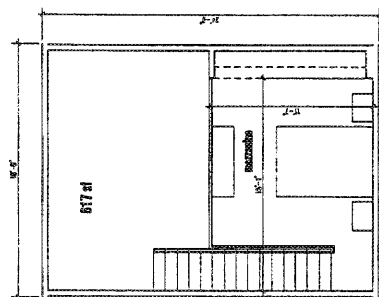
10/10/18
1/4" = 1'-0"



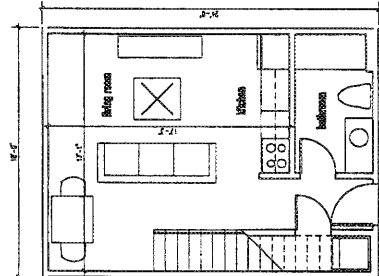
2 bedroom "custom" level 2



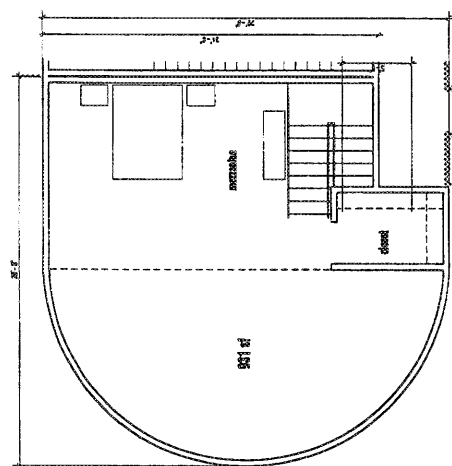
2 bedroom "custom" level 1



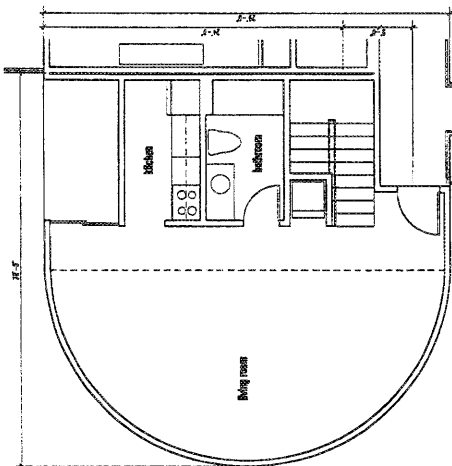
studio level 2



studio level 1



studio "custom" level 2



studio "custom" level 1

Q



the vale a new construction project for
beck development l.l.c.

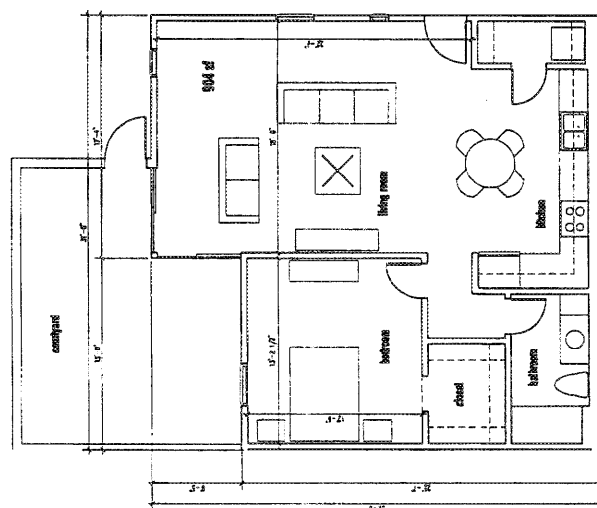
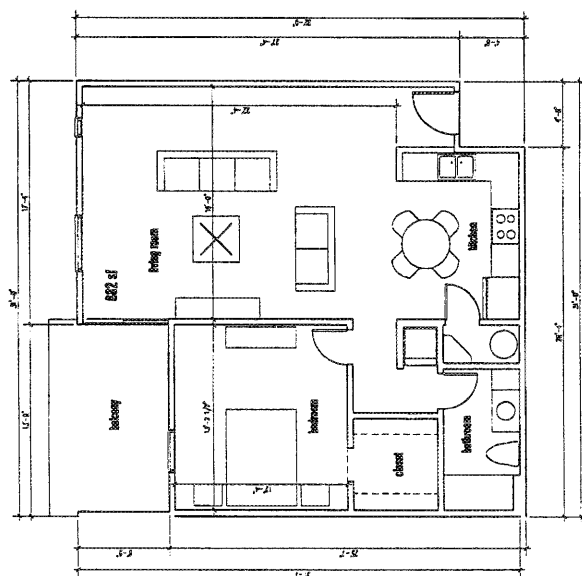
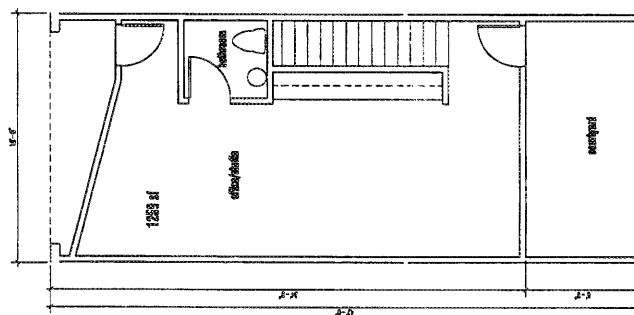
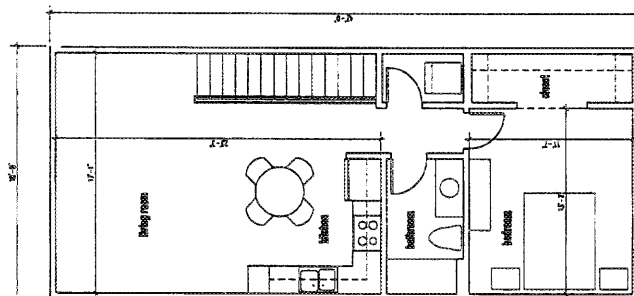
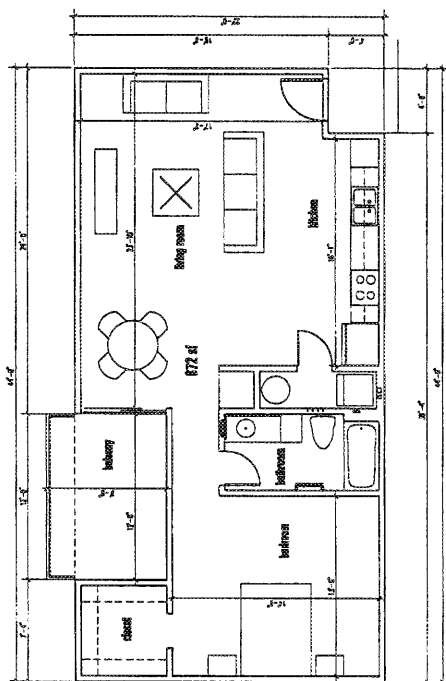
Journal of Interpersonal Violence

Call Brother Andrews, Ed.
13 and more, also 441
please phone
855.24.0000
or 800.24.0000

53-425

2

Produktion

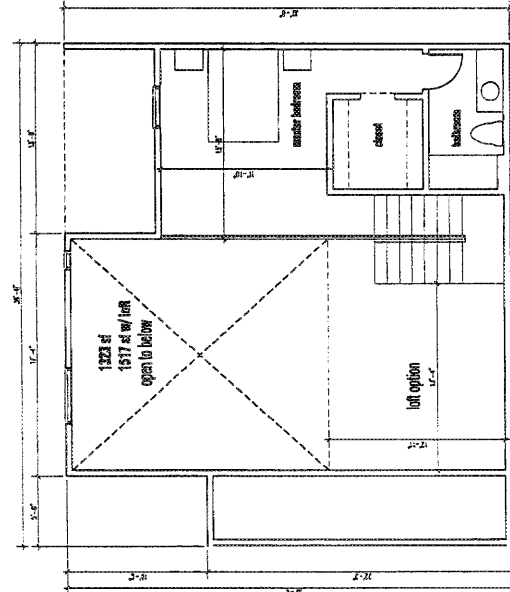


2 bedroom "type 1"

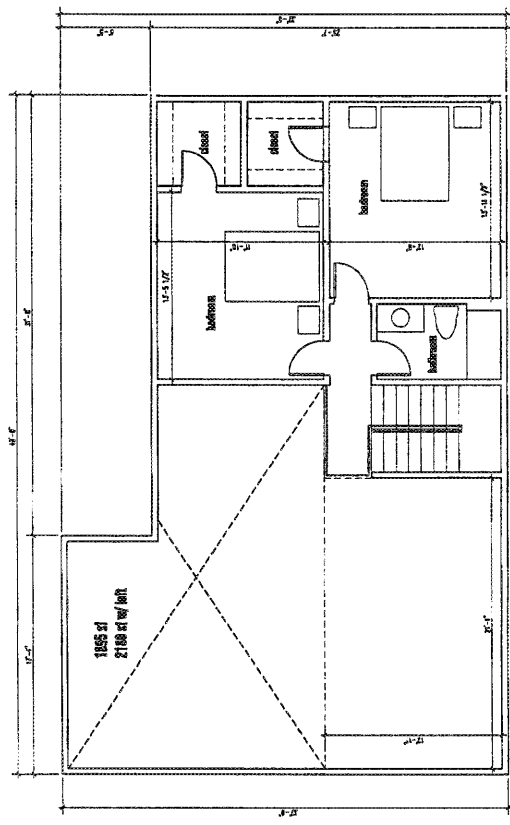
1 bedroom live/work "type II"

2bedroom "type I" level 2

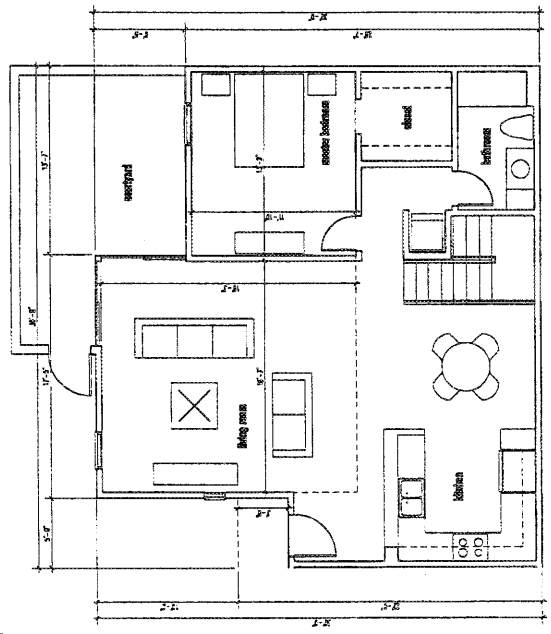
1 par 1 "1 edy" wood 2 bedroom 2 level 1



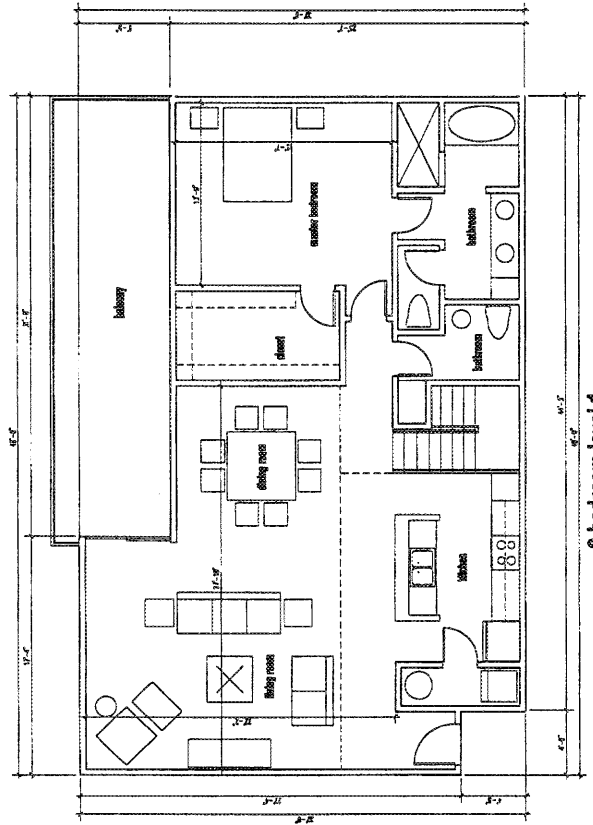
2 bedroom "type III" level 2



3 bedroom level 2



2 bedroom "type III" level 1



3 bedroom level 1

Q

ORDINANCE NO. 808.2002.07

AN ORDINANCE AMENDING SECTION I OF PART 2.F. OF
ORDINANCE NO. 808 OF THE CITY OF TEMPE AND THE
DISTRICT ZONING MAP ACCOMPANYING AND MADE
PART OF THE SAID ORDINANCE NO. 808.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPE,
ARIZONA, as follows:

SECTION 1. That Section I.2.F. of Ordinance No. 808 of the Zoning Ordinance of the City of Tempe and the District Zoning Map of the City of Tempe accompanying and made a part of the said Ordinance No. 808 be and they are hereby amended by removing the below described property from the R-3 Multi-Family Residential Limited and C-1 Neighborhood Commercial and include it in MG Multi-Use General District.

LEGAL DESCRIPTION

Lots 1 through 9, inclusive, Western Village Unit 19,
according to Book 148 of Maps, Page 46, Records of
Maricopa County, Arizona.

A subdivision of part of Tract "A" of Western Village Book
79 of Maps Page 49, Records of Maricopa County, part of
the northwest quarter of Section 21 Township 1 North,
Range 4 East of the Gila and Salt River Base and Meridian,
Maricopa County, Arizona.

Said Lots 1 through 9 comprise an area of 1.790 acres more
or less.

SECTION 2. Further, those conditions of approval imposed by the City Council,
Case #ZON-2002.07 are hereby expressly incorporated in ordinance by this reference.

PASSED AND ADOPTED by the City Council of the City of Tempe, Arizona,
this ____ day of _____, 2003.

Mayor

R

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

Development Services Manager

R₁

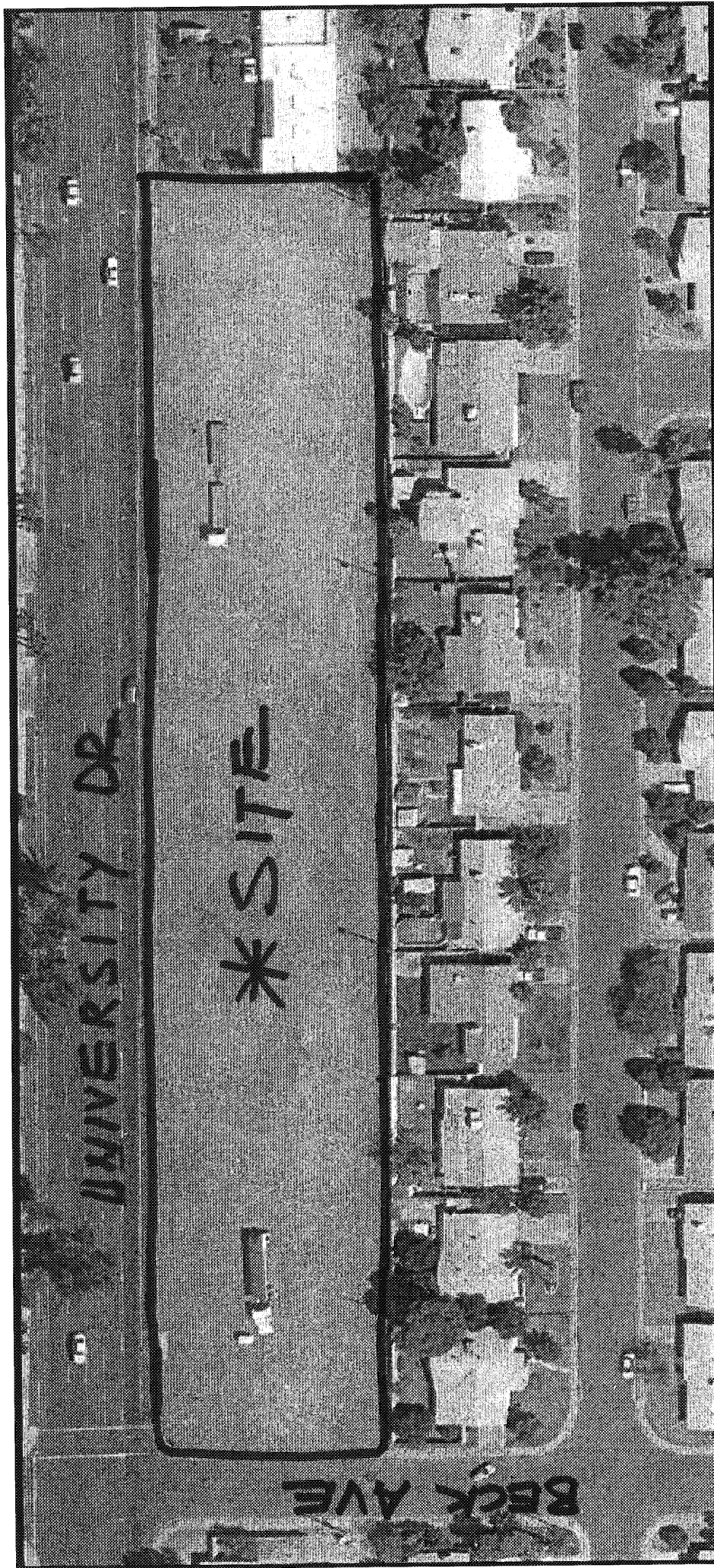
↑ NORTH

THE VALE

UNIVERSITY DR

* SITE

BECK AVE



S

To Whom it May Concern:

I have met with Nicole Roberts of Beck Developments LLC. She has explained her proposed mixed-use project on the lot on the SE corner of University and Beck in detail. I support the rezoning to Multi-Use General (MG) to convert her property from a vacant eyesore to a well designed, thriving project.

Sincerely,

Nancy Landers
1124 W 98th
Tempe AZ 85281
480/968-7152

RECEIVED
02 DEC -8 PM 4:01
TEMPE-DEVELOPMENT
SERVICES DEPARTMENT

T

To Whom it May Concern:

I have met with Nicole Roberts of Beck Developments LLC. She has explained her proposed mixed-use project on the lot on the SE corner of University and Beck in detail. I support the rezoning to Multi-Use General (MG) to convert her property from a vacant eyesore to a well designed, thriving project.

Sincerely,



Stuart Danna

1130 W. 9th St

Tempe AZ 85281

480-968-7366

RECEIVED
02 DEC - 8 PM 4:01
TEMPE-DEVELOPMENT
SERVICES DEPARTMENT

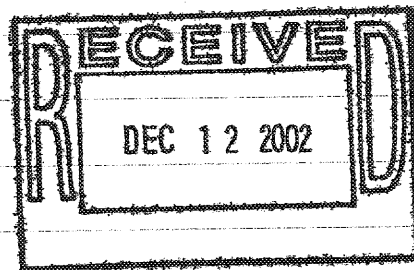
T₁

Dec 11, 2002

Sir:

I am very much
against the building
on the condominium
lot at the 1149 West University
right.

Mary Heiniger
1142 W. 9 St
Tempe 85281



U



Kimley-Horn
and Associates, Inc.

January 8, 2003

☐
Suite 250
7800 N. 15th Street
Phoenix, Arizona
85020

Ms. Nicole Roberts
Beck Development
16347 East Segundo Drive
Fountain Hills, Arizona 85268

Re: SEC of University Drive and Beck Avenue

Dear Ms. Roberts:

Kimley-Horn and Associates, Inc. has been retained by Beck Development, to prepare a traffic impact analysis for the proposed mixed-use, residential and commercial development. The proposed project is located on the southeast corner of University Drive and Beck Avenue in Tempe, Arizona. The following letter summarizes our findings regarding the proposed development's potential traffic impacts on 9th Street and the surrounding neighborhood.

Site Plan

From the traffic distribution stand point, the proposed project will actually consist of three sections. One part, the west side of the proposed project, will consist of 29 condominium units with 48 underground parking spaces and access only onto Beck Avenue. Another section, the south side of the proposed project, will consist of 12 condominium units with 24 surface garages accessing only onto the alley (south of the proposed project), which ultimately accesses onto Beck Avenue and Hardy Drive. The third part, the east side of the proposed project, will contain 5 condominium units and 4,100 square feet of commercial development with 21 surface parking spaces accessing only onto University Drive.

Two access alternatives are proposed for the 29 condominium units' underground garage access point. Alternative 1 includes full access (right-in/out and left-in/out) and Alternative 2 includes limited access (right-in/out and left-in) with physical constraints at the underground garage.

Trip Generation

ITE's *Trip Generation, 6th Edition*, was used to obtain daily and peak-hour trip generation rates and inbound-outbound percentages, which were then used to estimate the number of daily and peak hour trips that can be attributed to the



TEL 602 944 5500
FAX 602 944 7423

V

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03 JAN - 8 PM 2:16
TEMPE-DEVELOPMENT
SERVICES DEPARTMENT



Kimley-Horn
and Associates, Inc.

Ms. Nicole Roberts, January 8, 2003, Page 2

proposed residential/commercial development on the southeast corner of University Drive and Beck Avenue. These calculations were based upon Land Use Codes 230 (Residential Condo/Townhouse) and 814 (Specialty Retail). The trip generation characteristics of the site are summarized in **Table 1**.

Table 1 Trip Generation

Land Use	ITE Code	Quantity	Units	Daily Total	AM Peak			PM Peak		
					In	Out	Total	In	Out	Total
Residential Condo/Townhouse	230	29	DU	227	3	16	19	15	7	22
Residential Condo/Townhouse	230	12	DU	107	2	8	10	7	4	11
Residential Condo/Townhouse	230	5	DU	51	1	4	5	3	2	5
Specialty Retail	814	4,100	SF	167	13	13	26	5	6	11
Total				552	19	41	60	30	19	49

Daily (ITE 230)	$\text{Ln}(T) = 0.850 \times \text{Ln}(\text{number of DU's}) + 2.564$	50% In	50% Out
AM Peak Hour (ITE 230)	$\text{Ln}(T) = 0.790 \times \text{Ln}(\text{number of DU's}) + 0.298$	17% In	83% Out
PM Peak Hour (ITE 230)	$\text{Ln}(T) = 0.827 \times \text{Ln}(\text{number of DU's}) + 0.309$	67% In	33% Out

Specialty Retail Center (ITE 6th Edition)

Daily (ITE 814)	$T = 40.67 \times (1000\text{'s of SF})$	50% In	50% Out
AM Peak Hour (ITE 814)*	$T = 6.41 \times (1000\text{'s of SF})$	48% In	52% Out
PM Peak Hour (ITE 814)	$T = 2.59 \times (1000\text{'s of SF})$	43% In	57% Out

* AM Peak Hour of Generator

The proposed residential and commercial development is expected to generate 552 daily trips with 60 trips occurring in the AM peak hour and 49 trips occurring in the PM peak hour.

Out of the 60 AM peak hour trips, potentially 29 trips access onto Beck Avenue. Out of the 49 PM peak hour trips potentially 33 trips access onto Beck Avenue. It should be noted however, that only a portion of the above mentioned trips will actually utilize Beck Avenue south of the proposed development and ultimately 9th Street, as it is shown below.

Trips were assigned to the roadway network on the basis of the trip distribution and the likely travel patterns to and from the site. Two analyses were prepared for the proposed development based on the two alternative access conditions described previously. The attached **Figure 1** shows the results of the traffic assignment assuming Alternative 1 at the underground parking entrance. **Figure 2** shows the traffic assignment assuming Alternative 2 at the underground parking entrance.

V₁



Potential Impact on Surrounding Neighborhood of Alternative Access on Beck Avenue

Due to the design of the proposed project, 41 condominium units have access onto Beck Avenue and potentially to 9th Street as well. The 41 condominium units generate 29 trips in the AM peak and 33 trips in the PM peak hours. Only a portion of this traffic actually utilizes Beck Avenue south of the project and 9th Street. If the underground garage access point provides full access, Alternative 1, approximately 18% of the total AM peak hour trips (of the 60 AM peak hour trips) utilizes Beck Avenue south of the proposed project and potentially 9th Street and approximately 25% of the total PM peak hour trips (of the 49 PM peak hour trips) utilizes Beck Avenue south of the proposed project and potentially 9th Street.

If the underground garage access provides limited access, Alternative 2, the potential traffic impact on Beck Avenue south of the project and on 9th Street will be reduced to 5% in the AM peak hour (out of the total 60 AM peak hour trips) and 16% in the PM peak hour (out of the total 49 PM peak hour trips). The limited access condition at the underground parking would result in a 13% reduction in the AM peak hour utilization of 9th Street and a 9% reduction in the PM peak hour utilization of 9th Street.

Table 2 below presents the existing traffic volumes and the proposed development projected volumes on Beck Avenue south of University Drive and University Drive east of Beck Avenue. In addition, a projected traffic volume percentage break down is also included in the table below.

Table 2 Project Percentage on Beck Avenue and University Drive

Time Period	Beck Avenue South of University Drive			University Drive East of Beck Avenue		
	Existing Traffic Volumes	Project Traffic	Project Traffic % of Total Traffic	Existing Traffic Volumes	Project Traffic	Project Traffic % of Total Traffic
AM	100	24	19%	1,986	28	1.4%
PM	67	28	29%	2,675	11	0.4%
Daily	881	280	24%	33,070	191	0.6%

V₂



9th Street Traffic Calming

Based on discussions with City of Tempe officials the City at this time is not planning on implementing traffic calming measures on 9th Street.

Based on Alternative 1, as shown in Figure 1, 11 vehicular trips are projected to utilize 9th Street in the AM peak hour and 12 vehicular trips in the PM peak hour. Based on Alternative 2, as shown in Figure 2, 3 vehicular trips are projected to utilize 9th Street in the AM peak hour and 8 vehicular trips in the PM peak hour.

Signalization of the Intersection of University Drive and Beck Avenue

Conversations with City of Tempe officials revealed that the signalization of the intersection of University Drive and Beck Avenue is proposed to be part of the University Drive improvement plans. It should be noted that signalization of the intersection is recommended in the University Drive improvement plans but at this point it is not scheduled nor budgeted for.

Finally, based on the proposed mixed-use development's projected traffic volumes the following recommendations are noted:

- Currently, the City of Tempe is not planning on implementing any traffic calming measures on 9th Street. Alternative 1 access implementation would result in 11 vehicular trips in the AM peak hour and 12 vehicular trips in the PM peak hour utilizing 9th Street. Alternative 2 access implementation would result in 3 vehicular trips in the AM peak hour and 8 vehicular trips in the PM peak hour utilizing 9th Street.
- Limited access condition, Alternative 2, at the underground parking garage would result in a 13% reduction in the AM peak hour 9th Street utilization, and 9% reduction in the PM peak hour 9th Street utilization based on total projected traffic volumes.

Very truly yours,

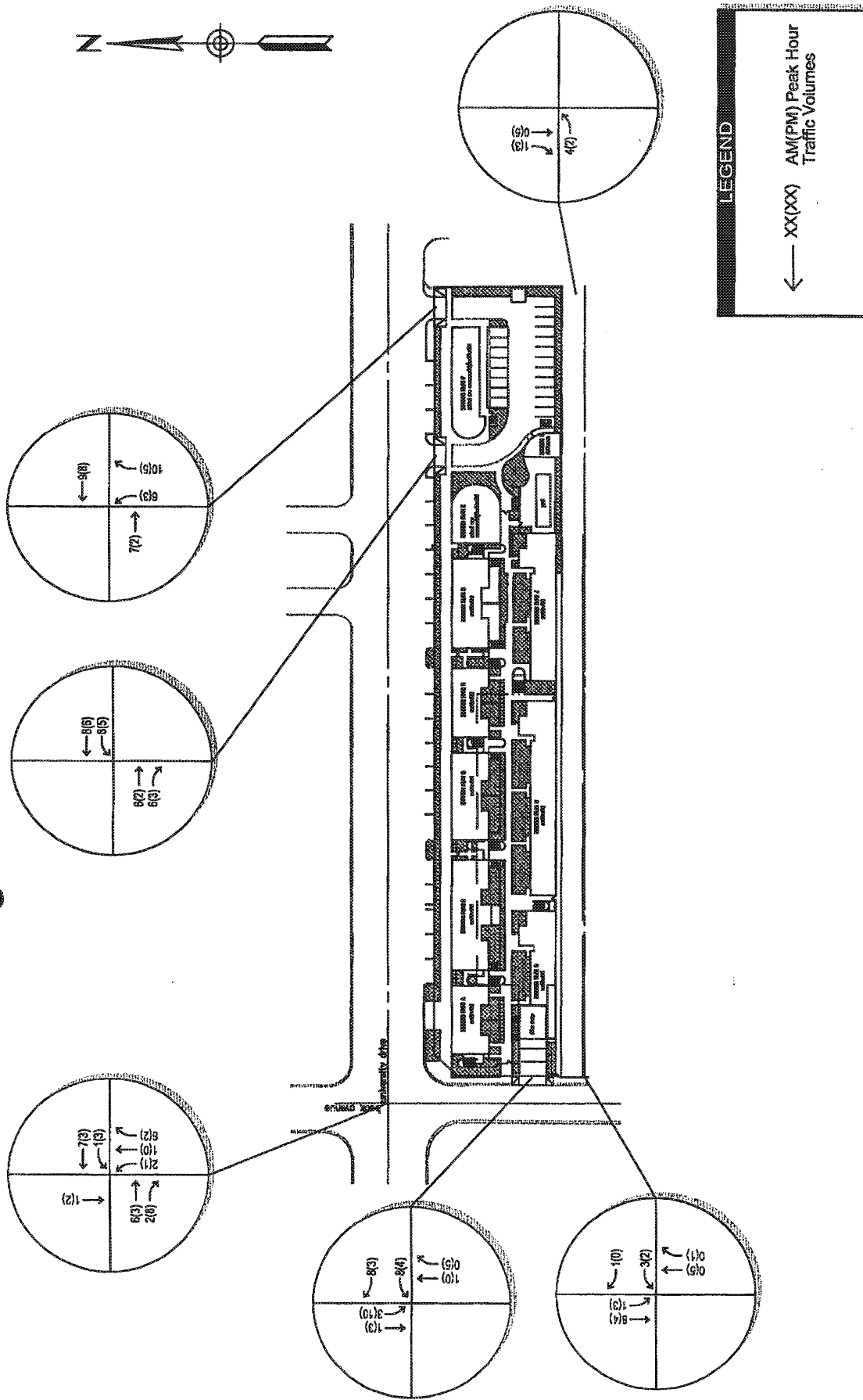
KIMLEY-HORN AND ASSOCIATES, INC.

Charles Wright, P.E.
Vice President

CRW/mhg

Enclosures: Copy of the 24-hour counts on Beck Avenue South of University Drive and on University Drive, Figure 1 and Figure 2.

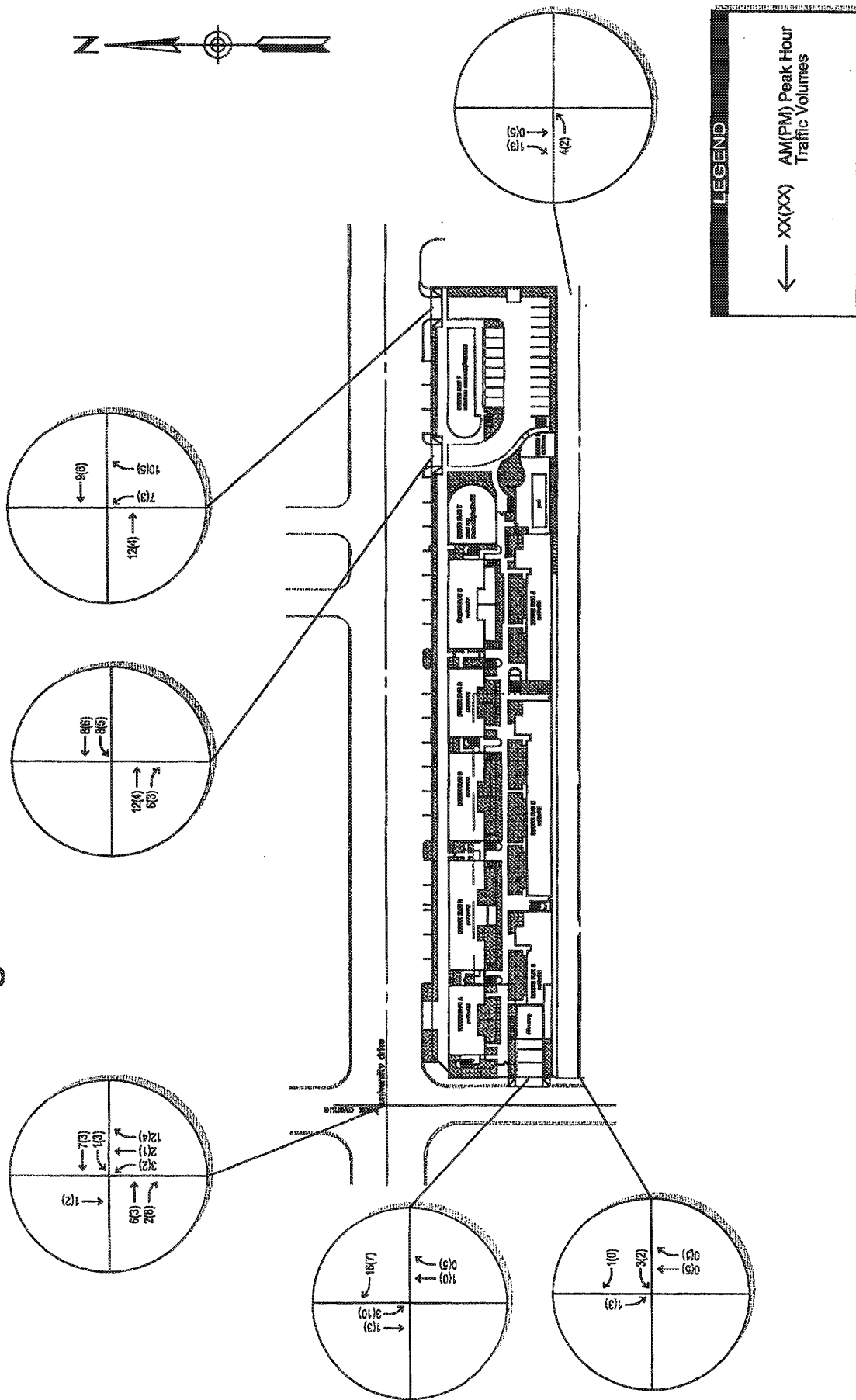
Traffic Assignment with Full Access on Beck Avenue



University Drive & Beck Avenue
Traffic Impact Analysis

Figure 1

Traffic Assignment with Limited Access on Beck Avenue



University Drive & Beck Avenue

Traffic Impact Analysis

Figure 2

Jan. 6, 2003 2:03PM

No. 0140 P. 2

37

TRAFFIC RESEARCH & ANALYSIS, INC.
3844 East Indian School Rd.
Phoenix, Arizona 85018
(602)840-1500 Fax. 840-1577

Site Code : 00103-19
Start Date: 01/17/2001
File I.D. : 1310528
Page : 1

7365

Street name : UNIVERSITY BTWN PRIEST & MILL

EB

Street Name: UNIVERSITY BLVD FRIEDMAN BLVD										
Begin Time	Wed. 01/17		Thur. 01/18		Fri. 01/19		Daily		Avg.	
	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.		
12:00	49	372	*	*	*	*	49	372		
12:15	43	329	*	*	*	*	43	329		
12:30	34	301	*	*	*	*	34	301		
12:45	21	294	*	*	*	*	21	294		
01:00	22	284	*	*	*	*	22	284		
01:15	23	310	*	*	*	*	23	310		
01:30	24	243	*	*	*	*	24	243		
01:45	28	256	*	*	*	*	28	256		
02:00	18	239	*	*	*	*	18	239		
02:15	20	252	*	*	*	*	20	252		
02:30	11	275	*	*	*	*	11	275		
02:45	21	248	*	*	*	*	21	248		
03:00	11	270	*	*	*	*	11	270		
03:15	9	276	*	*	*	*	9	276		
03:30	8	317	*	*	*	*	8	317		
03:45	7	328	*	*	*	*	7	328		
04:00	13	347	*	*	*	*	13	347		
04:15	17	357	*	*	*	*	17	357		
04:30	17	409	*	*	*	*	17	409		
04:45	33	398	*	*	*	*	33	398		
05:00	26	414	*	*	*	*	26	414		
05:15	33	395	*	*	*	*	33	395		
05:30	60	429	*	*	*	*	60	429		
05:45	98	394	*	*	*	*	98	394		
06:00	90	324	*	*	*	*	90	324		
06:15	81	314	*	*	*	*	81	314		
06:30	130	247	*	*	*	*	130	247		
06:45	142	215	*	*	*	*	142	215		
07:00	154	220	*	*	*	*	154	220		
07:15	170	174	*	*	*	*	170	174		
07:30	160	163	*	*	*	*	160	163		
07:45	211	138	*	*	*	*	211	138		
08:00	188	140	*	*	*	*	188	140		
08:15	221	119	*	*	*	*	221	119		
08:30	205	125	*	*	*	*	205	125		
08:45	179	115	*	*	*	*	179	115		
09:00	184	139	*	*	*	*	184	139		
09:15	187	148	*	*	*	*	187	148		
09:30	173	100	*	*	*	*	173	100		
09:45	189	103	*	*	*	*	189	103		
10:00	196	118	*	*	*	*	196	118		
10:15	211	112	*	*	*	*	211	112		
10:30	185	83	*	*	*	*	185	83		
10:45	245	77	*	*	*	*	245	77		
11:00	272	77	*	*	*	*	272	77		
11:15	331	61	*	*	*	*	331	61		
11:30	347	35	*	*	*	*	347	35		
11:45	348	47	*	*	*	*	348	47		
Total	5445	11131	0	0	0	0	5445	11131		
Combined	16576		0		0		16576			
Peak Hour	11:00	04:45								11:00
Volume	1298	1636								1298
P.H.F.	.93	.95								.93
										0.2

11:00 16494

1298

.93

33070

V6

TRAFFIC RESEARCH & ANALYSIS, INC.
 3844 East Indian School Rd.
 Phoenix, Arizona 85018
 (602)840-1500 Fax.840-1577

Site Code : 00103-19
 Start Date: 01/17/2001
 File I.D. : 1310529

7377

Page : 1

Street name : UNIVERSITY BTWN PRIEST & MILL

WB

Begin Time	Wed. 01/17		Thur. 01/18		Fri. 01/19		Daily		Avg.
	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.	
12:00	49	278	*	*	*	*	49	278	
12:15	42	348	*	*	*	*	42	348	
12:30	52	368	*	*	*	*	52	368	
12:45	34	395	*	*	*	*	34	395	
01:00	53	397	*	*	*	*	53	397	
01:15	29	283	*	*	*	*	29	283	
01:30	22	331	*	*	*	*	22	331	
01:45	17	308	*	*	*	*	17	308	
02:00	19	270	*	*	*	*	19	270	
02:15	20	310	*	*	*	*	20	310	
02:30	9	283	*	*	*	*	9	283	
02:45	9	250	*	*	*	*	9	250	
03:00	6	294	*	*	*	*	6	294	
03:15	11	272	*	*	*	*	11	272	
03:30	15	278	*	*	*	*	15	278	
03:45	15	255	*	*	*	*	15	255	
04:00	9	280	*	*	*	*	9	280	
04:15	13	218	*	*	*	*	13	218	
04:30	26	281	*	*	*	*	26	281	
04:45	33	261	*	*	*	*	33	261	
05:00	33	305	*	*	*	*	33	305	
05:15	58	212	*	*	*	*	58	212	
05:30	115	224	*	*	*	*	115	224	
05:45	143	209	*	*	*	*	143	209	
06:00	93	238	*	*	*	*	93	238	
06:15	126	235	*	*	*	*	126	235	
06:30	204	141	*	*	*	*	204	141	
06:45	298	244	*	*	*	*	298	244	
07:00	230	208	*	*	*	*	230	208	
07:15	290	162	*	*	*	*	290	162	
07:30	310	186	*	*	*	*	310	186	
07:45	368	168	*	*	*	*	368	168	
08:00	300	164	*	*	*	*	300	164	
08:15	257	181	*	*	*	*	257	181	
08:30	236	170	*	*	*	*	236	170	
08:45	179	151	*	*	*	*	179	151	
09:00	187	167	*	*	*	*	187	167	
09:15	171	140	*	*	*	*	171	140	
09:30	172	142	*	*	*	*	172	142	
09:45	154	119	*	*	*	*	154	119	
10:00	149	103	*	*	*	*	149	103	
10:15	154	91	*	*	*	*	154	91	
10:30	188	78	*	*	*	*	188	78	
10:45	204	99	*	*	*	*	204	99	
11:00	185	91	*	*	*	*	185	91	
11:15	212	79	*	*	*	*	212	79	
11:30	272	69	*	*	*	*	272	69	
11:45	321	66	*	*	*	*	321	66	
Total	6092	10402	0	0	0	0	6092	10402	
Combined	16494		0		0		16494		
Peak Hour	07:15	12:15					07:15		
Volume	1268	1508					1268		
P.H.F.	.86	.94					.86		

V7

33070

UNITED CIVIL GROUP
 2803 North 7th Avenue, #16
 602-265-6155

: Beck Street
 : South of University

Site: TC2176
 Date: 12/19/02

Time	SB			NB			Combined			Day	Thursday	
	AM		PM	AM		PM	AM		PM			
00	2	8	14	32	4	16	4	21	6	24	18	53
15	3		6		1		5		4		11	
30	1		8		3		4		4		12	
45	2		4		8		8		10		12	
00	3	10	4	22	7	14	5	25	10	24	9	47
15	4		6		4		4		8		10	
30	1		8		1		6		2		14	
45	2		4		2		10		4		14	
00	1	3	7	29	2	6	12	43	3	9	19	72
15	1		10		0		4		1		14	
30	1		6		2		20		3		26	
45	0		6		2		7		2		13	
00	1	1	8	38	0	4	8	28	1	5	16	66
15	0		10		3		6		3		16	
30	0		8		1		8		1		16	
45	0		12		0		6		0		18	
00	2	5	3	34	1	7	10	32	3	12	15	66
15	0		10		1		7		1		17	
30	1		8		3		9		4		17	
45	2		11		2		6		4		17	
00	0	4	7	40	2	12	7	27	2	16	14	67
15	0		12		2		5		2		17	
30	0		12		3		7		3		19	
45	4		9		5		8		9		17	
00	0	9	4	36	5	22	7	34	5	31	11	70
15	3		9		4		2		7		11	
30	2		10		4		15		6		25	
45	4		13		9		10		13		23	
00	11	52	6	24	12	48	4	16	23	100	10	40
15	23		4		9		4		32		8	
30	16		4		19		5		35		9	
45	2		10		8		3		10		13	
00	3	14	*		10	36	*		13	50	*	
15	5		*		4		*		9		*	
30	2		*		14		*		16		*	
45	4		*		8		*		12		*	
00	5	22	*		6	22	*		11	44	*	
15	7		*		2		*		9		*	
30	6		*		6		*		12		*	
45	4		*		8		*		12		*	
00	3	7	*		8	32	*		11	39	*	
15	1		*		9		*		10		*	
30	1		*		8		*		9		*	
45	2		*		7		*		9		*	
00	2	16	*		7	30	*		9	46	*	
15	3		*		6		*		9		*	
30	7		*		9		*		16		*	
45	4		*		8		*		12		*	
S	151		255		249		226		400		481	
%	37.8		53.0		62.3		47.0					

Totals 406 475 881
 Splits 46.1 53.9

Hour 06:45 04:45 06:45 01:45 06:45 01:45
 me 54 42 49 46 103 73
 or 0.59 0.88 0.64 0.57 0.74 0.70

V8

UNITED CIVIL GROUP

2803 North 7th Avenue, #16

602-265-6155

: Beck Street

: South of University

Site: TC2176

Date: 12/18/02

on

at

	SB			NB			Combined		Day:	Wednesday
	AM	PM		AM	PM		AM	PM		
00	*	*		*	*		*	*		
15	*	*		*	*		*	*		
30	*	*		*	*		*	*		
45	*	*		*	*		*	*		
00	*	*		*	*		*	*		
15	*	*		*	*		*	*		
30	*	*		*	*		*	*		
45	*	*		*	*		*	*		
00	*	*		*	*		*	*		
15	*	*		*	*		*	*		
30	*	*		*	*		*	*		
45	*	*		*	*		*	*		
00	*	*		*	*		*	*		
15	*	*		*	*		*	*		
30	*	*		*	*		*	*		
45	*	*		*	*		*	*		
00	*	*		*	*		*	*		
15	*	*		*	*		*	*		
30	*	*		*	*		*	*		
45	*	*		*	*		*	*		
00	*	*		*	*		*	*		
15	*	*		*	*		*	*		
30	*	*		*	*		*	*		
45	*	*		*	*		*	*		
00	*	*		*	*		*	*		
15	*	*		*	*		*	*		
30	*	*		*	*		*	*		
45	*	*		*	*		*	*		
00	*	*		*	*		*	*		
15	*	*		*	*		*	*		
30	*	*		*	*		*	*		
45	*	*		*	*		*	*		
00	*	10	24	*	3	21	*	13	45	
15	*	8		*	8		*	16		
30	*	3		*	8		*	11		
45	*	3		*	2		*	5		
00	*	4	13	*	6	24	*	10	37	
15	*	4		*	5		*	9		
30	*	2		*	2		*	4		
45	*	3		*	11		*	14		
00	*	12	22	*	8	23	*	20	45	
15	*	2		*	4		*	6		
30	*	2		*	7		*	9		
45	*	6		*	4		*	10		
00	*	2	10	*	4	8	*	6	18	
15	*	5		*	1		*	6		
30	*	2		*	1		*	3		
45	*	1		*	2		*	3		
0		69		0	76		0	145		
47.6				52.4						
Totals		69		76			145			
Plots		47.6		52.4						
Hour	*	08:00		*	09:45		*	09:45		
Sec	*	24		*	30		*	49		
	*	0.60		*	0.68		*	0.61		

V9

Tapia, Hector

From: Olmstead, Ken
Sent: Wednesday, January 08, 2003 2:20 PM
To: Tapia, Hector
Cc: Olmstead, Ken; Davis, Gary; O'Connor, Mary; Conway, Rob; Seyler, Shelly
Subject: The Vale

Hector-

Transportation staff has reviewed conditions ⁹1 and ¹¹2 to The Vale development added by the Planning and Zoning Commission at their December meeting. Staff members will attend the January 14th Planning and Zoning meeting to answer any questions on our comments. Transportation staff suggests modifications to both conditions (see below).

With regard to condition ⁹1 (on-street parking), the City will be involved in the street modifications to install on-street parking since it is in the public right-of-way. We would like to modify the condition to reflect the need for coordination with the City staff.

With regard to condition ¹¹2 (median island), Transportation staff does not support the installation of a median island at the driveway entrance to the facility for several reasons. Staff is concerned that the new drive and the existing alley entrance are located too close together to allow for two separate drives and will require a modification to the standard entrance, most likely one continuous curb cut to serve both. In our opinion a median island ("pork chop") in Beck Ave. would not be effective in keeping vehicles from turning south into the neighborhood because the opening for the alley would be very close (alternatively, without an opening for the alley, inbound traffic into the development would be forced to drive southbound on Beck Ave. and make a U-turn to access the driveway). A redesign to install a median island in the driveway would require additional onsite area, could impact the existing site layout, the entrance into the garage, and the alley entrance, and would also not be sufficient to prevent left turns southbound on Beck Ave.

It's our understanding that the neighbors attending the meeting requested speed humps, and that those neighbors were primarily located along 9th Street. The City installed speed humps on Beck Ave. from 13th St. to University Drive approximately eight months ago. We have had requests for speed humps on other streets within the area but they have not met the program requirements. Additional speed humps could be installed within the neighborhood for traffic mitigation after the site has been developed and neighborhood traffic impacts have been analyzed.

Our recommendations to the Commission for revisions to the conditions are as follows:

Modify condition ⁹1 to insert "on-street parking spaces are to be provided by the applicant in coordination with the City".

Eliminate the requirement in condition ¹¹2 for the traffic island ("pork chop") in the driveway entrance due to ineffectiveness and adverse site impact, and instead require that the developer place a sum of up to \$20,000 on deposit for use in future traffic mitigation solutions, including speed humps, within the affected neighborhood upon evaluation and determination by Transportation staff. Such funds may be refunded if no impacts have been identified within five years after the opening of the project.

W